

12 Westburn Park, Westburn, Edinburgh, EH14 2RU



### Description

Rarely available 2 bed end terrace house commanding an enviable setting within an established residential area conveniently placed for a good range of local amenities, schools, transport links and the city bypass. The property provides well proportioned and tastefully presented living space and offers an enticing opportunity for city professionals or small families.

### Features

- Hallway
- Living room
- Large kitchen/dining room falling naturally into two defined areas
- Two double bedrooms
- Bathroom with white suite and shower
- Gas central heating and double glazing
- Private gardens to the front, side and rear
- Unrestricted on street parking

### Extras

The light fittings, floor coverings, curtains, blinds, gas oven, hob, extractor fan, fridge, freezer, dishwasher, washing machine, free standing fridge/freezer and garden shed are included.

**EPC Rating:** D

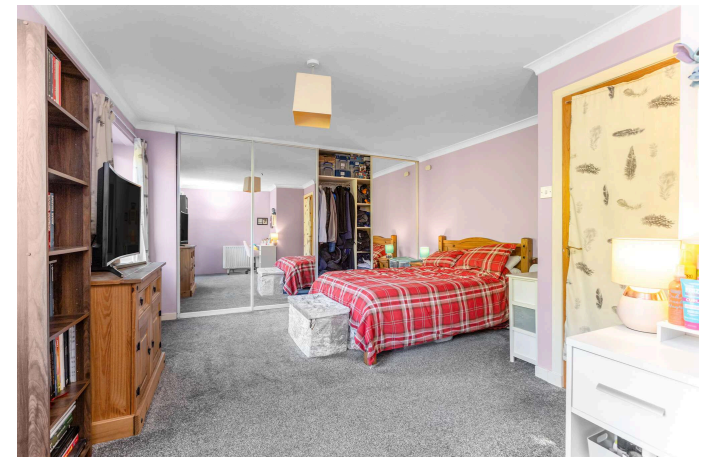
### Price and Viewing

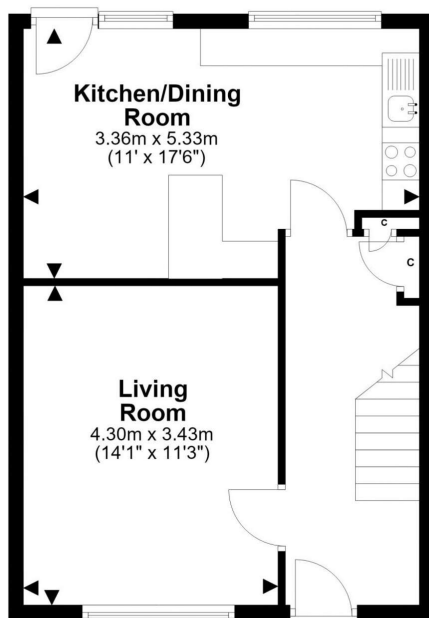
For price and viewing information or further details on this property please contact us on 0131 557 3188.



### Location

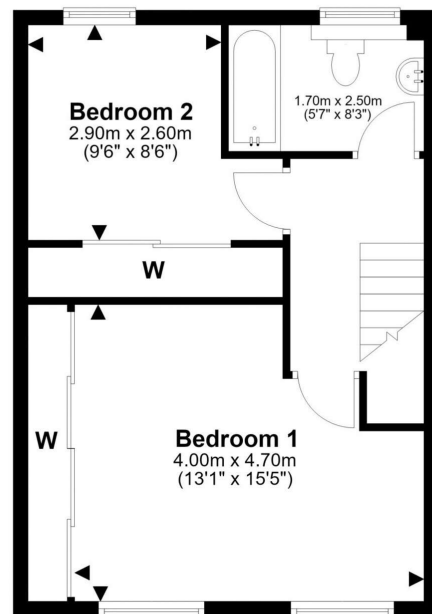
Westburn is an established residential suburb in the west of Edinburgh, offering a wide range of local amenities and excellent transport links. Nearby supermarkets include Lidl at Westside Plaza, ASDA at Chesser, and a large Sainsbury's in Longstone, while further extensive shopping is available at The Gyle Centre and Hermiston Gait Retail Park. Westside Plaza also features a multiscreen cinema, adding to the areas leisure options. The Union Canal provides scenic walking d cycling routes, and there are a number of public parks and green spaces in the vicinity. Westburn benefits from frequent bus services into the city centre and direct routes to Edinburgh Airport, with quick access to the city bypass and major road networks. A variety of local schools serve the area, alongside further education options including Edinburgh College and Edinburgh Napier University (Sighthill Campus).





**Ground Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



**First Floor**



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**