

RALPH SAYER
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142 Morvenside

Westburn, Edinburgh, EH14 2AD

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Set in a popular residential pocket of Westburn, this modern end-terraced house combines a bright three-bedroom layout with private gardens and allocated residents' parking. Entered via its own front door, the home opens to a long hallway with staircase access and room for day-to-day storage. The living room sits to the front and offers a comfortable reception space with generous proportions and a large window drawing in plenty of natural light.

At the rear is a generous breakfasting kitchen with dining space and direct access to the private rear garden, a practical arrangement for everyday family life and easy summer entertaining. Fitted units and ample worktop space support busy routines, while the upstairs landing leads to a well-proportioned principal bedroom, two further bedrooms, and a family bathroom. Private front and rear gardens complete the home, and the residents' parking includes one allocated space.

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale.

Features

- Modern end-terraced house in Westburn
- Attractive moderen interiors throughout
- Long hallway with stair access and storage
- Bright front-facing living room with a large window and generous proportions
- Stylish breakfasting kitchen with fitted units
- Dining area positioned beside the rear-facing windows
- Spacious principal bedroom with a built-in wardrobe
- Two further bedrooms for family, guests or study use
- First-floor bathroom with a three-piece suite & a walk-in shower
- Private gardens to the front and rear
- Residents' parking with one allocated space
- Gas central heating and double glazing









Generous breakfasting kitchen with dining space and access to the garden















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Westburn

Westburn is a modern residential pocket in the south-west of Edinburgh, appealing to buyers who want a quieter suburban setting without losing touch with the city. The area has an established family-friendly feel, with a predominance of houses, nearby green space and a neighbourhood atmosphere shaped by everyday convenience. It sits within easy reach of day-to-day shopping, supermarkets, cafés, healthcare and other useful services. From here it is also simple to tap into the amenities of neighbouring residential districts, giving residents a good spread of practical choices close to home.For leisure, this part of Edinburgh offers a strong balance between urban convenience and access to the outdoors. Local green spaces and play areas support family life, while the south-west of the city is well suited to walking, cycling and dog walking. Westburn is also handy for making the most of Edinburgh as a whole, whether that means heading into the city centre for culture, dining and shopping, or travelling west towards larger retail and employment hubs. The broader setting gives the area a flexible appeal for first-time buyers, growing families and commuters alike.The area is a practical choice for households at many stages of life. Nursery provision and a choice of primary and secondary schooling can be found within the surrounding catchment, with further education opportunities available elsewhere in the capital. Regular bus services connect Westburn with surrounding districts and central Edinburgh, while drivers benefit from quick links to the City Bypass and the wider motorway network. For those travelling further afield, rail services from nearby stations on the western side of the city broaden commuter choice, and Edinburgh Airport is also readily reached, adding to Westburn’s appeal for day-to-day living.

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dream property!

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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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

Floorplan



Council Tax Band:	EPC Band:	Home Report Value:
B	C	£240,000