



20/5 Westburn Grove,
Edinburgh
EH14 2SA



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Second Floor Flat



accommodation

- Entrance vestibule & hall
- Sitting room
- Dining room / Fitted kitchen
- Three bedrooms
- Bathroom

features

- Fresh decor
- New flooring
- Gas central heating
- Double glazing
- Security entry phone

description

Exceptionally bright and spacious second floor flat in a quiet cul-de-sac location. Offered for sale with brand new carpets, vinyl flooring and is freshly decorated, so it can be moved into with the greatest of ease. The accommodation comprises entrance vestibule and hall with two storage cupboards, bright sitting room with southerly aspect and French doors to the dining area and door to the fitted kitchen, which is fitted with a range of wall and base units, mosiac splashback tiling, vinyl flooring and there is also a useful store cupboard. There are three good sized bedrooms (all with new carpets) and the family bathroom with white suite and electric shower over the bath. The property benefits from gas central heating, double glazing and a security entryphone system. Overall this is an affordable family home which must be viewed to be appreciated.



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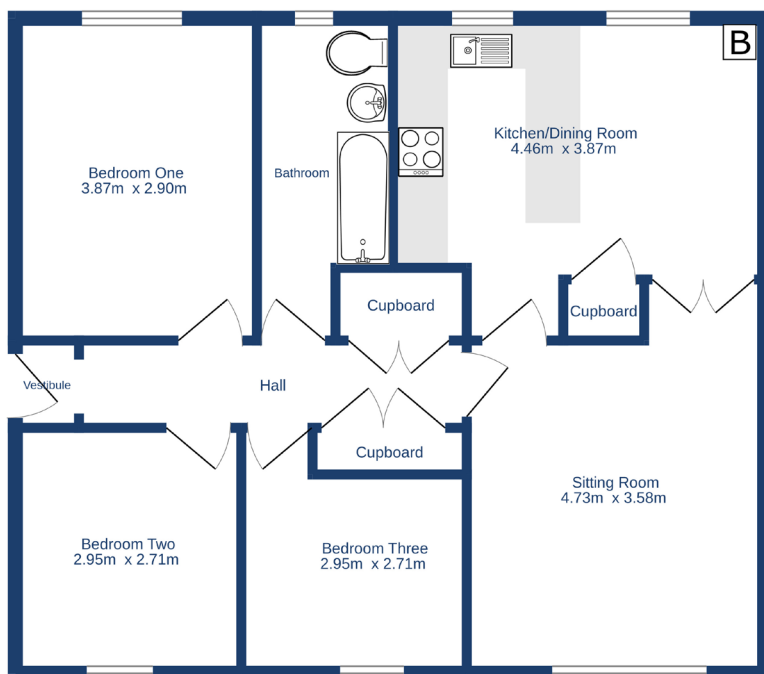
Home Report
Value: £175,000

Items to be included:

Fitted flooring, ceiling light fittings, oven, hob, extractor hood, washing machine and under counter fridge.



Second Floor
74.0 sq.m. approx.



TOTAL FLOOR AREA : 74.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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