



99 Morvenside, Westburn, Edinburgh EH14 2SQ

Offers Over £210,000 Freehold

3 Bedroom End Terraced House ideal for a family.

Description

Well maintained, end terraced house, ideally suited for first time buyers, professionals or young families. Benefits include residential parking, private garden and open outlook to the front. The property is ideally situated for public transport and excellent commuting links.

Internally the accommodation comprises; reception room of offers an open aspect to the front, allowing natural light to flood the space. Moving to the dining kitchen, a rear door provides easy access to the outdoors, while the kitchen itself features wall and base units. There are two front-facing bedrooms with wardrobe and additional storage solutions. The third bedroom features a built in wardrobe and enjoys a rear aspect. The bathroom is equipped with a three-piece suite, including a thermostatic shower above the bath, with surrounding tiling completing the space. Overall, this property offers practicality, a comfortable and inviting living environment.

The rear garden, enclosed by a fence, offers a delightful patio creating a pleasant outdoor retreat for entertaining and safe space for children and pets.

Council Tax Band: B

Tenure: Freehold

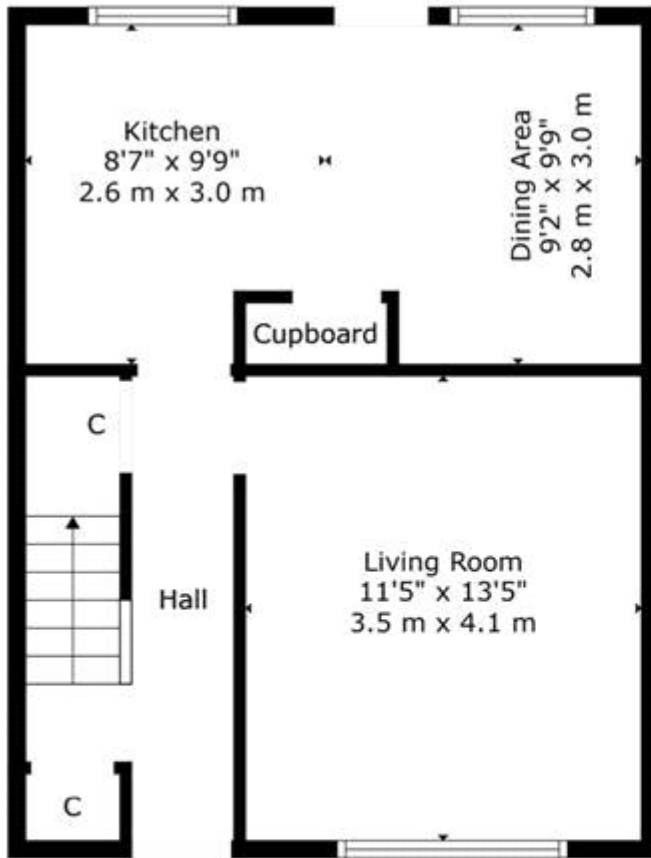
Parking options: Off Street

Garden details: Private Garden

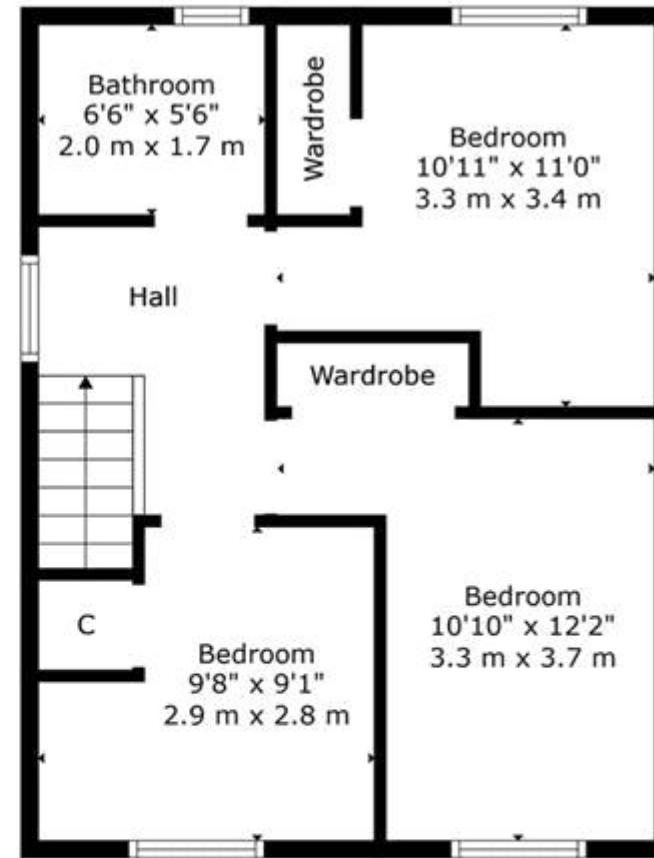


Tenure

Freehold



Floor 1



Floor 2

GatewayHomes

TOTAL: 834 sq. ft, 78 m2
 FLOOR 1: 417 sq. ft, 39 m2, FLOOR 2: 417 sq. ft, 39 m2
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	87		86
	76		75
Scotland The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		Scotland The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Viewing by appointment only
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