





Forming part of a modern development in Wester Hailes, this first-floor flat enjoys attractive, modern interiors, an open-plan kitchen/living/dining room with an east-facing balcony, two double bedrooms with built-in wardrobes, an en-suite shower room, and a separate family bathroom. Externally there are communal garden grounds and parking. The flat lies within enviable easy reach of the amenities Wester Hailes has to offer, with the train station just a minutes' walk away.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

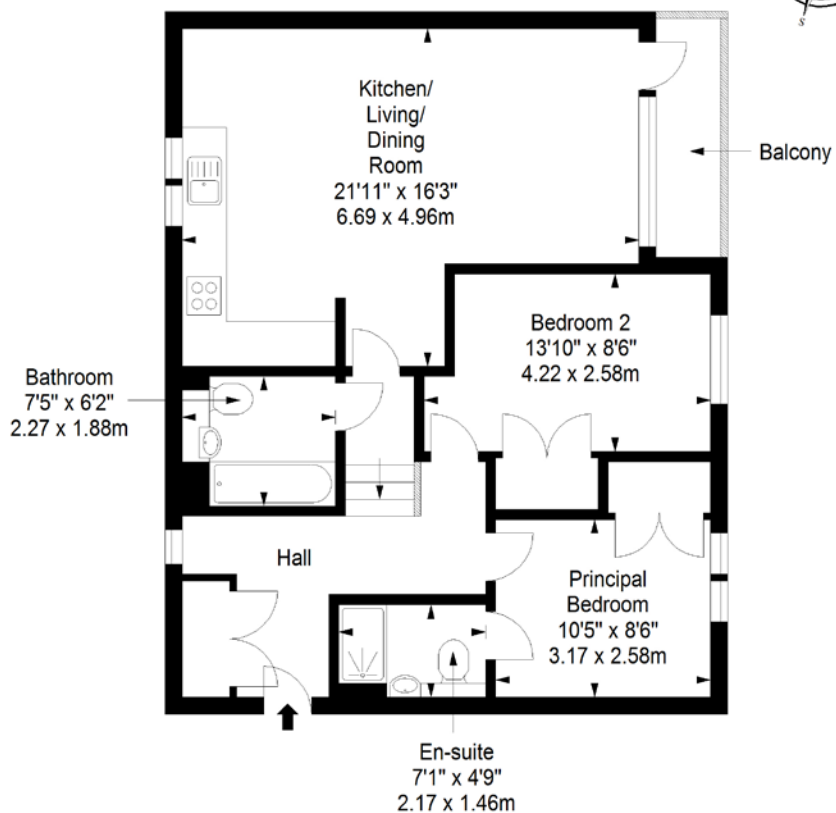
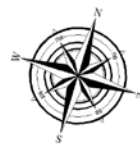
- Modern development in Wester Hailes
- First-floor flat
- Secure shared stairwell and lift service
- Entrance hall with storage
- Open-plan kitchen/living/dining room
- Private east-facing balcony
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate family bathroom
- Communal garden grounds and parking
- EPC Rating - B
- Council Tax Band - B



"PART OF A MODERN
DEVELOPMENT IN WESTER
HAILES, ENJOYING
WELL-PRESENTED,
MODERN INTERIORS"



First Floor
Approx. 72.2 sq. metres (777.2 sq. feet)



Total area: approx. 72.2 sq. metres (777.2 sq. feet)

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