



**70 Dumbryden Gardens**  
Edinburgh, EH14 2NY

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

Wester Hailes is an established, western residential suburb of Edinburgh, offering plenty of local amenities, and a selection of supermarkets within a short radius, including a Lidl at Westside Plaza, ASDA at Chesser, and a large Sainsbury's at nearby Longstone. The Gyle centre and Hermiston Gait retail parks are both within easy reach, whilst Westside Plaza also provides a multi screen cinema. Schooling can be found from primary to secondary level in the vicinity with further education available at the nearby Edinburgh College, the Sighthill campus of Napier University and the main campus of Heriot-Watt University to the west, in Riccarton. The area is well served by frequent public transport services offering access to the city centre and beyond. The City Bypass is a short drive and provides access to the M8/M9 and A1 motorway networks

## DESCRIPTION

70 Dumbryden Gardens is a rarely available, 4 double bedroom property, which requires renovation. Even after works are carried out with the flexible floor plan, it could be one of the cheapest in value, of its kind in Edinburgh. Reached through a latched gate into an enclosed garden, the well proportioned accommodation comprises: entrance hall with deep under stair cupboard off, living room with cupboard; access into dining kitchen which is separated by an archway and door access into the rear garden; downstairs double bedroom; return stair case onto upper landing with attic hatch and cupboard off; 3 further double bedrooms and bathroom. Further benefits are newly fitted double glazing and front and rear doors, pipe work in place for a boiler and radiators, front and rear gardens, unrestricted parking spaces, great local amenities a short drive away, regular bus routes into town and easy access onto the City Bypass, A71, M8, M9 and beyond.

## EPC RATING

The energy efficiency rating for this property is band E

## Floorplan



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