










Offers Over  
**£125,000**

## 15/4 Dumbryden Gardens

Wester Hailes | Edinburgh | EH14 2NJ

An excellent opportunity has arisen to purchase this attractive, generously proportioned second floor flat forming part of a substantially refurbished block of 6, benefiting from extensive roof works, external wall insulation and new secure door and entryphone system.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Parking Bays
-  Communal Courtyard
-  EPC Rating – C
-  Council Tax Band - A



## Description

Upon entering the property, you are greeted by a welcoming hallway that includes convenient built-in storage, offering ample space for coats, shoes, and other essentials. Leading from the hallway is a spacious reception room with a bright front aspect, providing plenty of natural light. The room is carpeted for added warmth and comfort, making it an ideal space for both relaxing and entertaining guests. The heart of the home is the generously sized modern dining kitchen, beautifully appointed with stylish fitted wall and base units. It features integrated appliances, including an induction hob and oven, making it a practical and sleek space for cooking and dining. The layout offers ample room for a dining table, making it perfect for family meals and social gatherings. The property boasts two exceptionally spacious double bedrooms, both of which are fitted with plush carpets, providing comfort and coziness. These rooms offer plenty of space for furnishings and personal touches, making them versatile for different lifestyles. The fully tiled shower room is designed with modern elegance, featuring a white two-piece suite and a large cubicle with a thermostatic shower for a luxurious bathing experience. A heated chrome towel rail adds both style and functionality, ensuring towels are always warm and ready to use. This thoughtfully designed home combines modern living with comfort, making it a fantastic option for a wide range of buyers.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Parking

Ample parking bays are available within the development along with a central courtyard for communal use.

## Viewing

Please contact Neilsons on 0131 625 2222.





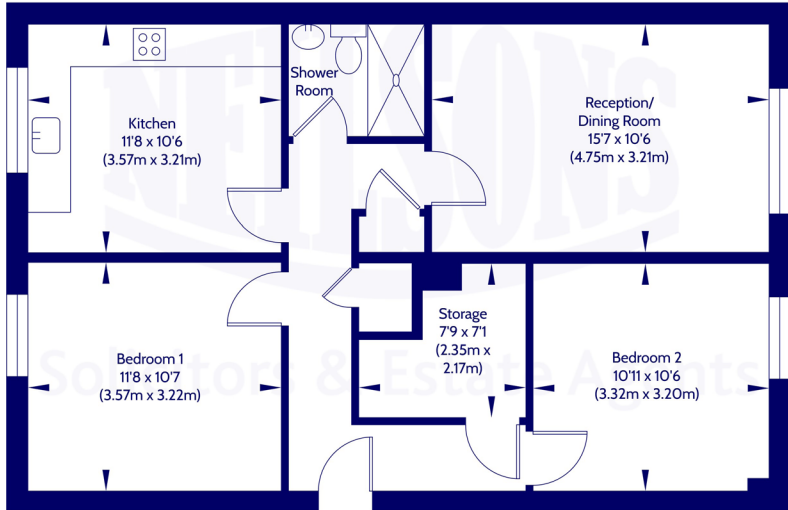
## Location

Dumbryden Gardens forms part of the popular residential area of Wester Hailes, lying to the west of Edinburgh's City Centre. Westside Plaza & shopping centre is the main social and shopping hub of the area including a multi-screen cinema together with many shops and services serving every day needs including a Lidl supermarket. A large Sainsbury and Asda are both available in neighbouring districts with more extensive shopping available at the Gyle Shopping Centre and Hermiston Gait. Recreational facilities in the area include the Wester Hailes Education Centre which provides a large swimming pool. Edinburgh College, the Sighthill campus of Napier University and the main campus of Heriot-Watt University to the west, in Riccarton are all within easy reach and the area is well served by frequent public transport services with great bus links to the city centre and beyond, there is a train station at Wester Hailes offering quick access to the city centre and surrounding area and the City Bypass is only a short drive, providing direct access to the main Scottish Motorway network system.



Approx. Gross Internal Floor Area 68.51 Sq M / 737 Sq Ft.

## Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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