



39/1 Dumbryden Gardens
WESTER HAILES | EDINBURGH | EH14 2NP


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Nestled in the popular residential area of Wester Hailes, this delightful two-bedroom ground floor flat presents an ideal opportunity for buyers seeking a comfortable and convenient home. Boasting a well-decorated interior, the property features a bright and spacious living room, perfect for relaxation and entertaining.

The kitchen is a contemporary space, fitted with stylish Beech-coloured units that add warmth to the room. Both bedrooms are generously sized doubles, offering ample space for furnishings and storage. A modern and stylish family bathroom completes the interior, equipped with a sleek walk-in shower for a touch of luxury.

The hallway benefits from an extensive cupboard, providing additional storage solutions, while outside in the communal stair area, access can be found to the private drying area/store. Externally, the property is surrounded by well-maintained communal grounds and offers residents' parking, ensuring convenience and practicality.

This well-presented flat is ideal for those looking to enjoy the benefits of modern living in a popular and accessible part of Edinburgh. In brief the property comprises -

- Welcoming hall with extensive storage.
- Bright and spacious living room.
- Contemporary kitchen with Beech coloured units.
- Two double bedrooms.
- Stylish, modern bathroom with walk-in shower.
- Separate, private, drying area/store.
- Gas central heating and double glazing.
- Residents parking.
- Communal grounds.

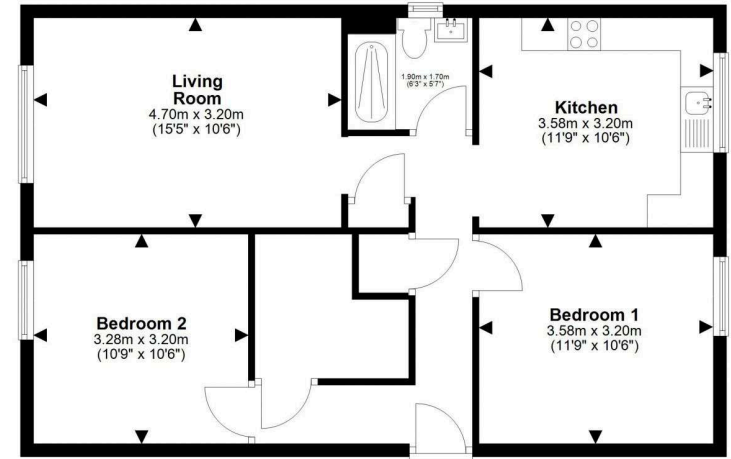
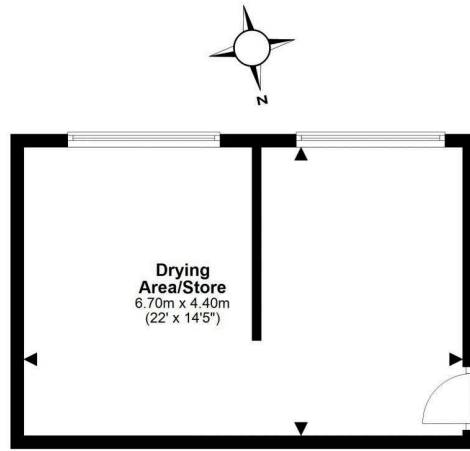
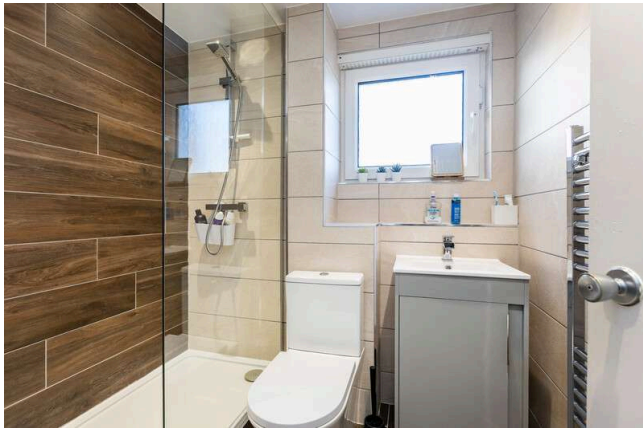
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, kitchen appliances and items of furniture will be included in the sale. EPC Rating D.

The property is located in the popular residential area of Wester Hailes, which lies to the west of the city. The property is well positioned to take advantage of an excellent choice of shopping facilities, including those at Westside Plaza in neighbouring Wester Hailes, which is also home to a state of the art Odeon cinema. Further facilities can be found at the Gyle Shopping Complex and at Hermiston Gait, both of which are within easy reach. The area is supported by the usual banking and postal services. Transport links are superb, with Wester Hailes Railway Station, buses and trams all within easy reach, whilst access to the City Bypass is close at hand.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.