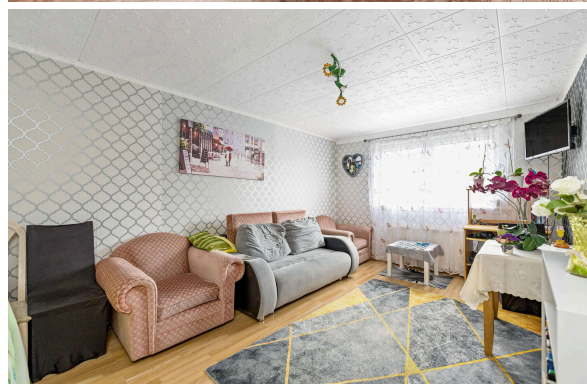
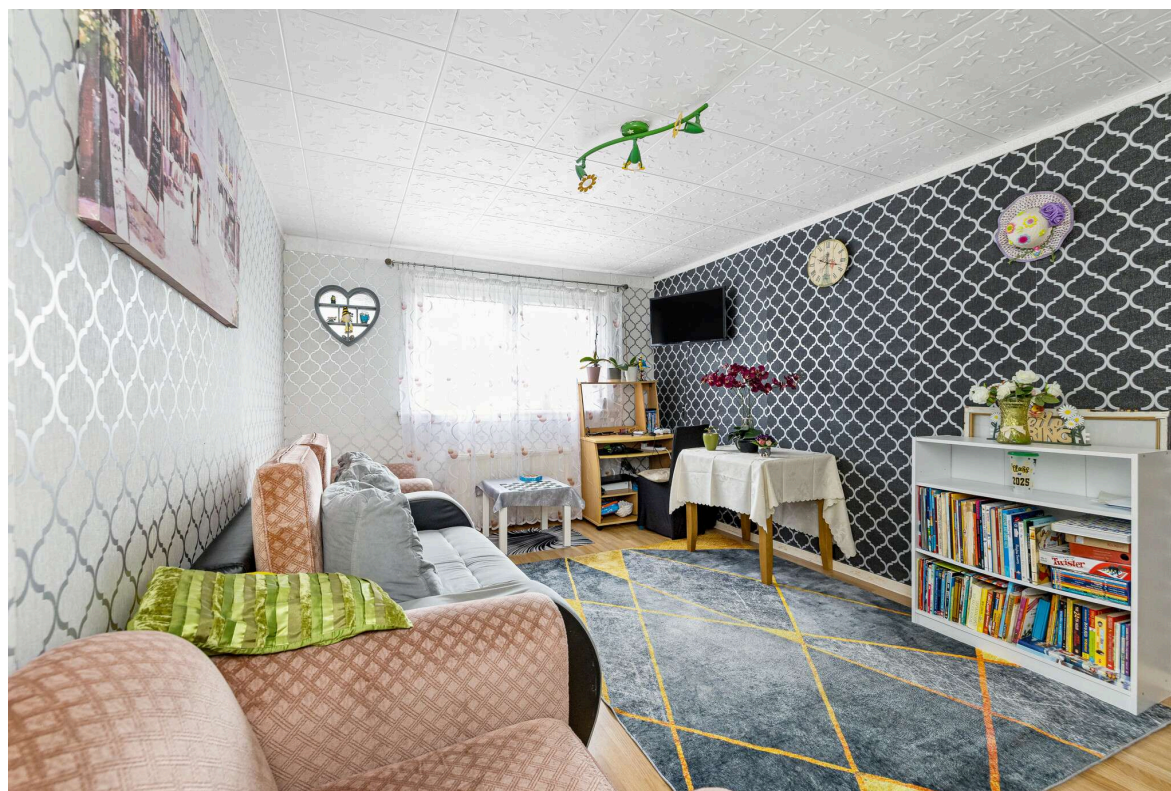




8/8 Dumbryden Gardens
WESTER HAILES | EDINBURGH | EH14 2NQ


warner's
solicitors & estate agents



8/8 Dumbryden Gardens

WESTER HAILES | EDINBURGH | EH14 2NQ

Set within a popular and mature residential area, this bright and spacious dual-aspect flat offers comfortable modern living in the Wester Hailes district, southwest of Edinburgh city centre.

The well-proportioned accommodation comprises an inviting entrance hallway, a generous living room, a stylish dining kitchen, two double bedrooms, and a contemporary bathroom.

Highlights include a modern fitted kitchen, quality flooring throughout, gas central heating, and double glazing. Excellent storage is provided by a large walk-in store in the bedrooms, and additional shared drying and storage facilities.

Residents benefit from a secure entry system, extensive landscaped communal grounds, and ample on-site parking — creating a safe and pleasant environment ideal for couples, small families, or first-time buyers.

- Bright, dual-aspect two-bedroom Third-floor flat in an established development
- Modern fitted kitchen and contemporary interior throughout
- Spacious living room with excellent natural light
- Ample storage, including walk-in store.
- Gas central heating and double glazing for year-round comfort
- Secure entry, landscaped communal grounds, and residents' parking

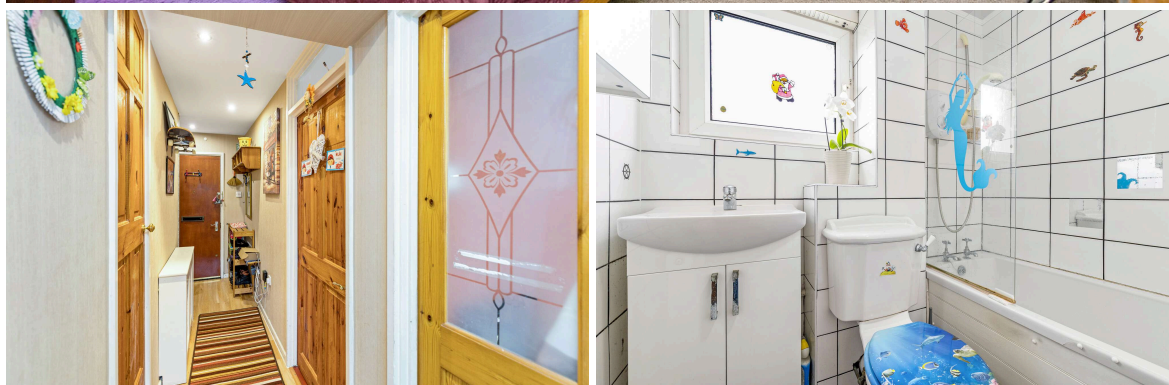
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

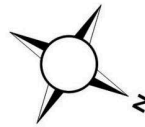
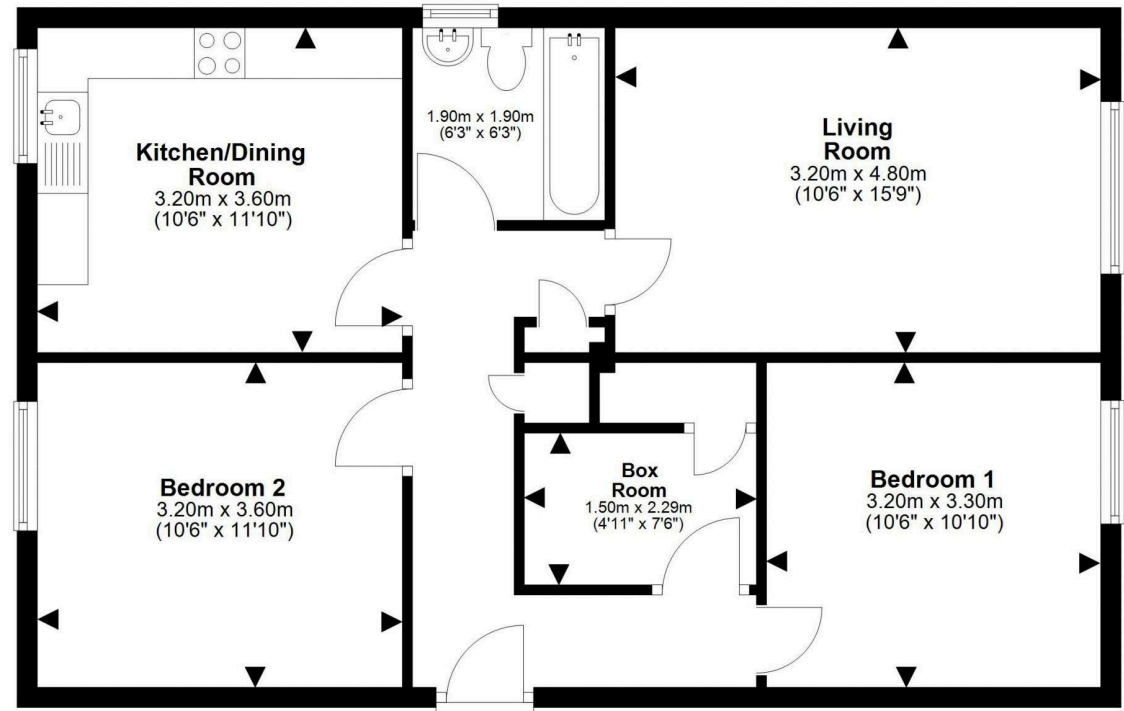


The subjects are located in the popular residential area of Wester Hailes, which lies to the west of the city. The property is well positioned to take advantage of an excellent choice of shopping facilities, including those at Westside Plaza in neighbouring Wester Hailes, which is also home to a state 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.

Energy rating D, Council tax band A. There is no factor associated with this property

Extras included in this sale will be curtains, washing machine and fridge.
Other items of furniture can be available.





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