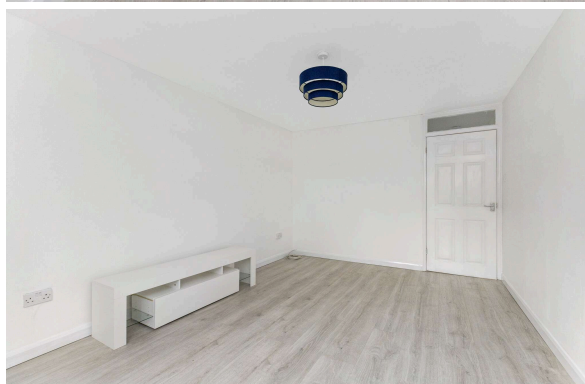




9/3 Dumbryden Grove
WESTER HAILES | EDINBURGH | EH14 2QW


warners
solicitors & estate agents



9/3 Dumbryden Grove

WESTER HAILES | EDINBURGH | EH14 2QW

Nestled in the popular residential area of Wester Hailes, this delightful two bedroom first-floor flat presents an ideal opportunity for buyers seeking a comfortable and convenient home. Boasting a well-decorated interior, yet moments from excellent amenities and within easy reach of Colinton, the bypass and the city centre alike is this two-bedroom first floor apartment. Surrounded by quick transport links and pleasant walks this property would make an ideal first time buy or buy to let investment. The accommodation is in good condition and comprises welcoming entrance hallway with two storage cupboards, bright lounge with dining area, kitchen with gas hob, oven and fan, and dining area. There are also two good sized double bedrooms and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from gas central heating, double glazing, residents parking and a shared garden.

- Two-bedroom flat located in sought after area
- Welcoming hallway
- Bright Lounge and fitted kitchen
- Spacious bedrooms
- Bathroom
- Shared garden
- Residents parking

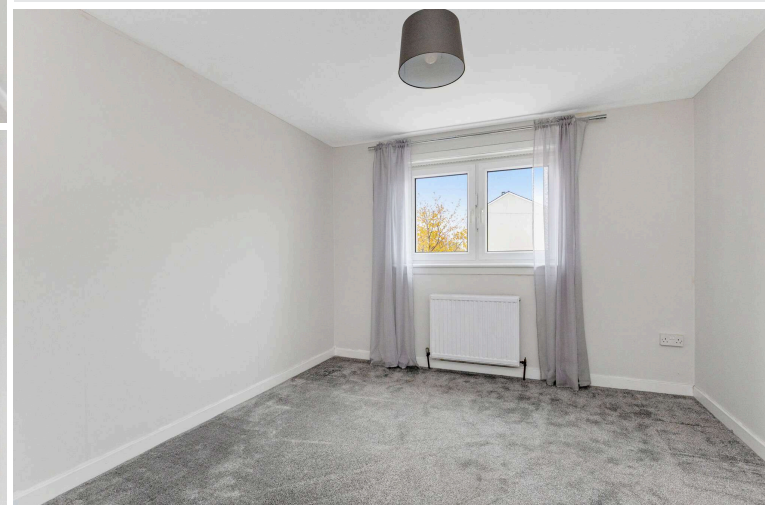
Energy Rating C. Council Tax band A.

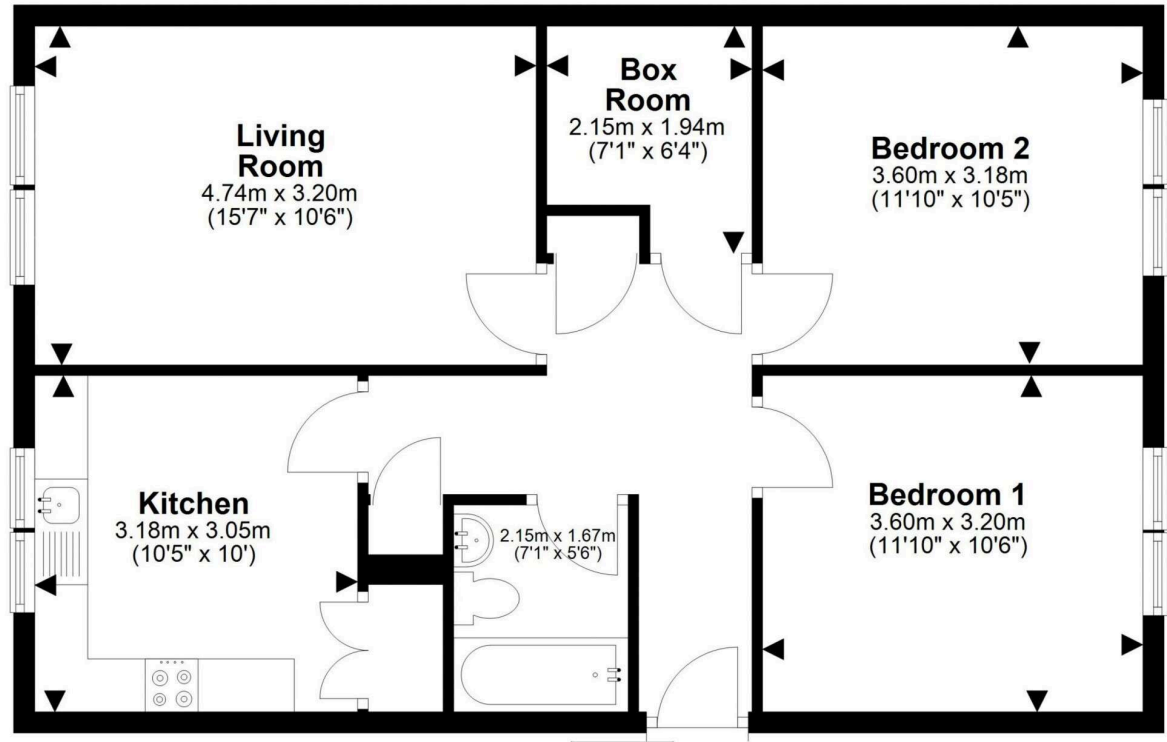
The curtains and appliances will be included in the sale.

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



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. Edinburgh college and Napier University are located within walking distance, 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.





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.