



Offers Over

£185,000

19/8 Ashcroft Lane

Wester Hailes | Edinburgh | EH14 3JT

Forming part of a modern development in Wester Hailes, this stylish second-floor apartment presents an excellent opportunity to acquire a contemporary home to the west of Edinburgh's city centre. The property is ideally positioned for a wide range of local amenities, superb transport links and easy access to Edinburgh Airport, making it a highly convenient base for commuting and everyday living.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Secure Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

Accessed via a secure entry-phone system into a well-maintained communal foyer with stair access, the apartment opens into a welcoming and generously proportioned hallway, complete with a useful double storage cupboard. The heart of the home is the impressive open-plan lounge, dining and kitchen area, a bright and spacious setting, ideal for both relaxing and entertaining. Expansive full-height windows flood the room with natural light, while a patio door provides direct access to a private balcony, creating a seamless extension of the living space and a perfect spot for outdoor seating. The well-appointed L-shaped kitchen offers an abundance of fitted storage and ample worktop space, ensuring both practicality and style. The property features two well-proportioned double bedrooms, each benefiting from generous built-in wardrobes. The principal bedroom is further enhanced by a contemporary en-suite shower room, complete with a sleek double shower enclosure. The main bathroom is finished to a high standard and comprises a modern three-piece suite including a bath with shower over, vanity wash hand basin and WC.



The development is upkept and maintained by the factor RMG with an average monthly cost between £70 and £80.

Extras

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

Gardens, Garage & Driveway

The development enjoys a secure, shared central garden area for residents. Parking – Secure residents' parking spaces are available upon request via the Factors within the central garden area. In addition, unrestricted residents' parking is available to the front of the building.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

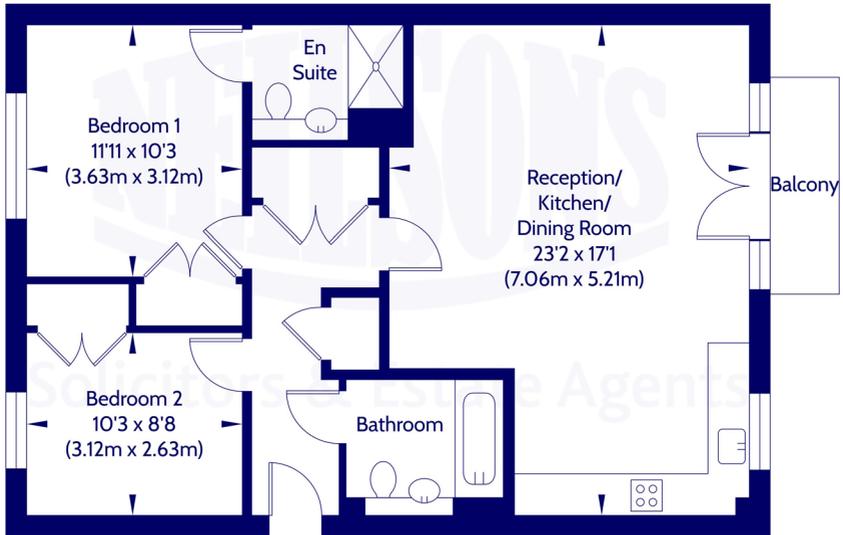
This modern development forms part of the popular residential area of Wester Hailes, lying to the west of Edinburgh's City Centre. Westside Plaza & shopping centre is the main social and shopping hub of the area including a multiscreen cinema together with many shops and services serving every day needs 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 74 Sq M / 795 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

