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Offers Over
£145,000

4/1 Dumbryden Gardens

Wester Hailes | Edinburgh | EH14 2NG

An excellent opportunity has arisen to purchase this attractive and generously proportioned ground floor flat, forming part of a substantially refurbished block of just six properties. The building has benefited from significant recent improvements, including extensive roof works, external wall insulation, and the installation of a new secure entrance door with entryphone system, providing added peace of mind and improved energy efficiency. Offering spacious, well-maintained accommodation throughout, the property will appeal to a wide range of buyers including first-time purchasers, professionals, downsizers and buy-to-let investors.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - A



Description

The welcoming entrance hallway provides access to all rooms and features three useful storage cupboards, ensuring excellent everyday practicality. The bright and spacious reception room enjoys a pleasant outlook over the surrounding communal greenery through two large windows, creating a peaceful setting. Finished in neutral décor with fitted carpeting, this comfortable living space offers ample room for both relaxing and dining. The contemporary kitchen is fitted with an attractive range of high gloss white wall and base units, complemented by stylish subway-style tiling to the splashback areas. Well-designed with generous worktop space and storage, it provides a practical environment for everyday cooking. There are three well-proportioned bedrooms, all benefiting from fitted carpeting and built-in mirrored wardrobes. The principal and second bedrooms are comfortable doubles, while the third is a generous single bedroom, ideal as a child's room, guest bedroom or home office. Completing the accommodation is a modern wet room-style shower room, fitted with a white two-piece suite and a separate shower enclosure housing a Mira electric shower.



Extras

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

Gardens, Parking & Storage

Externally, residents enjoy well-maintained communal green spaces and residents' parking. The property further benefits from a private lockable external storage unit, providing useful additional space for bicycles, outdoor equipment or seasonal items.

Viewing

By appointment through Neilsons (0131 625 2222).





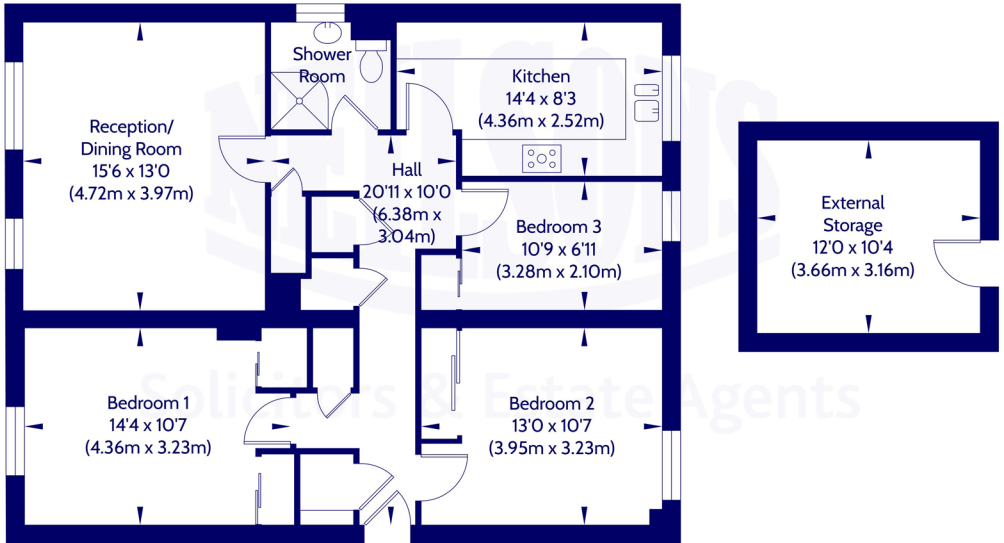
Location

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 86 Sq M / 927 Sq Ft.

Ground 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.



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



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