










Offers Over
£155,000

45/6 Wester Hailes Park

Wester Hailes | Edinburgh | EH14 3AQ

Generously proportioned three-bedroom flat ideally located within the popular Wester Hailes area, close to fantastic amenities and excellent transport links. Set over two levels, the property offers superb space for relaxing, entertaining, and everyday family living, making it an ideal purchase for first-time buyers, couples, and growing families alike.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Shared drying green
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



Description

The accommodation begins with a welcoming entrance hallway featuring a useful large storage cupboard. The lounge is bright and spacious, offering excellent flexibility for a variety of furniture layouts and configurations. The well-appointed kitchen/diner is fitted with a range of included white goods and benefits from partial tiling in splash areas, under-unit lighting, and ample space for a dining table and chairs. Stylishly finished with crisp white units and contrasting black worktops, the space is both practical and modern. The bathroom is well kept and fitted with a shower over bath, heated towel rail, and partial tiling. On the lower level, the landing provides access to two further handy storage cupboards. Bedroom one is a comfortable front-facing double benefitting from two sizeable built-in cupboards. Bedroom two is another good-sized front-facing double, while bedroom three is a further double room offering flexible use as a child's bedroom, guest room, or home office.



Further benefits include gas central heating, double glazing, and secure door entry system.

Gardens & Parking

Externally, there is a shared drying green, along with an additional shared drying area on the landing with one neighbouring property. Unallocated on-street parking is also available to accommodate both residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, dishwasher and washing machine, light fittings, curtains, blinds and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

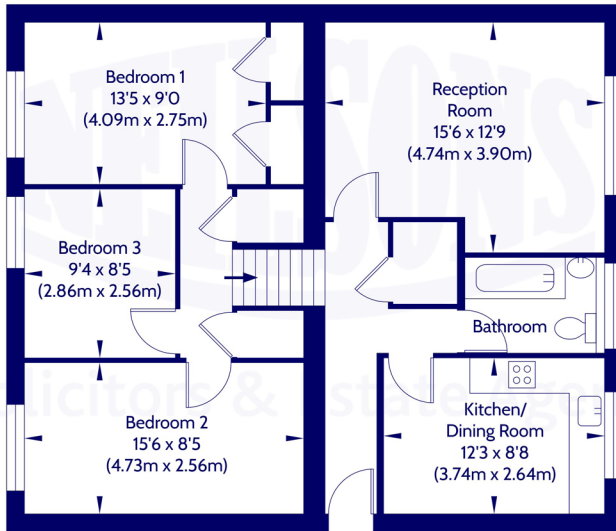
Wester Hailes Park forms part of the popular residential area of Wester Hailes, lying to the west of Edinburgh's City Centre. Westside Plaza & shopping centre is the main social and shopping hub of the area including a multi-screen cinema together with many shops and services serving every day needs 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 82 Sq M / 880 Sq Ft.

2nd 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.



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