

COULTERS<sup>©</sup>

# 40/4 DUMBRYDEN GARDENS

MURRAYBURN, EDINBURGH, EH14 2NR

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Situated within the established residential area of Murrayburn, this two bedroom first floor flat offers a well proportioned layout and excellent potential for a purchaser looking to modernise and personalise a home to their own specification.



## KEY FEATURES



Well-proportioned first floor flat.



Two good sized double bedrooms.



Surrounding green spaces and park land.



Unrestricted parking.



Excellent bus links nearby.



Short drive to Edinburgh airport.



EPC Rating - C



Council Tax Band - A





The property comprises of a generously proportioned sitting room; separate fitted kitchen which provides good storage and worktop space; two well proportioned double bedrooms, a modern family bathroom which is fitted with a three piece suite, including a bath with overhead shower.

The hallway benefits from useful storage, while externally the property enjoys access to a shared drying area located on the first floor landing. Further benefits include gas central heating, double glazing and residents' parking, adding to the overall practicality and appeal of the property.





# THE LOCAL AREA

Dumbryden Gardens forms part of the popular residential area of Wester Hailes, situated to the west of Edinburgh city centre. The location is well served by a wide range of local amenities, with Westside Plaza acting as the main social and shopping hub, offering a variety of shops, services and a multi-screen cinema. Further shopping facilities are available at nearby Hermiston Gait Retail Park and The Gyle Shopping Centre, providing an extensive selection of high street retailers and supermarkets. Excellent recreational opportunities include the Wester Hailes Education Centre with its swimming pool and leisure facilities, as well as nearby green spaces and walkways. The area is well placed for access to Edinburgh College, Napier University's Sighthill campus and Heriot-Watt University at Riccarton. The location benefits from excellent transport links, including frequent bus services to the city centre, Edinburgh International Airport and surrounding areas, a railway station at Wester Hailes providing quick access to the city centre, and convenient access to the City Bypass and wider motorway network.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring, integrated appliances are included in the sale price. Other items may be available subject to separate negotiation.

**HOME REPORT VALUATION: £130,000**



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.