



107/2, Bam Park Crescent, Edinburgh, EH14 3HP

Well-Proportioned, One-Bedroom, Dual-Aspect, Ground-Floor Flat with a Private Garden

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Property Description

Well-proportioned, one-bedroom, dual-aspect, ground-floor flat with a private garden, forming part of a modern residential development. Located in the Wester Hailes area, south-west of Edinburgh city centre.

The accommodation comprises an entrance hallway, living room, kitchen, double bedroom, study, and bathroom.

Features include a light neutral decor, gas central heating, double glazing, contemporary flooring, and a modern fitted kitchen and bathroom. In addition, there is convenient storage provision, a shared garden, and ample unrestricted residential parking.

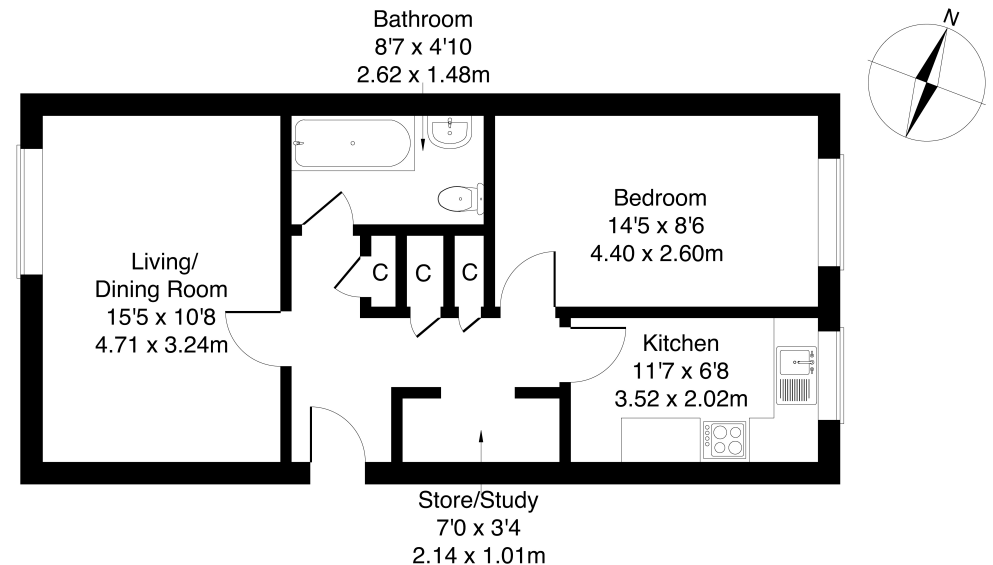
The hallway provides access to all rooms, three built-in cupboards (one housing a wall plug), and a walk-in study/store. The front-facing living room offers space for both lounge and dining furniture and includes TV and phone connection points, wood-effect flooring, and a central ceiling light. The rear-facing kitchen is fitted with units and stone-effect worktops, a stainless steel sink with drainer, tiled splashbacks, and appliances including a dishwasher, washing machine, fridge/freezer, and electric cooker with hob.

Set to the rear, the double bedroom has carpeted flooring, a ceiling light, and space for freestanding bedroom furniture such as a wardrobe and chest of drawers. The internal bathroom is bright and modern, fitted with a three-piece suite including a bath with a shower over, a washbasin, and a WC, with tiled splash walls for easy maintenance.



107/2 Barn Park Crescent, Wester Hailes, EH14 3HP

Approximate Gross Internal Area: (538 sq ft - 50 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Wester Hailes is a well-established residential area in the west of Edinburgh, offering a wide range of local amenities. Supermarkets such as Lidl at Westside Plaza, ASDA at Chesser, and a large Sainsbury's in nearby Longstone are all easily accessible. For additional retail options, both the Gyle Centre and Hermiston Gait retail parks are close by, featuring major supermarkets and popular high street stores. Westside Plaza also includes a multi-screen cinema. The area benefits from

excellent transport links, with regular bus services into the city centre and convenient access to the city bypass and major road routes. Outdoor spaces include canal-side walks along the Union Canal, and there are several schools in the area from primary to secondary level. Higher education institutions such as Edinburgh College (Sighthill campus), Edinburgh Napier University, and Heriot-Watt University are also within easy reach.





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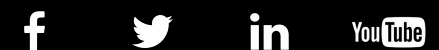
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