



6/5, Dumbryden Gardens, Edinburgh, EH14 2NQ

Light & Tastefully Presented, Two Bedroom, Second Floor Flat.

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Property Description

Light and tastefully presented, two-bedroom, dual-aspect, second floor flat, forming part of an established residential development. Located in the Wester Hailes area, to the south-west of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, and a bathroom.

Features include a modern fitted kitchen, contemporary flooring, gas central heating, double glazing, and excellent storage including a walk-in box/store room.

In addition, there is a drying room accessed from the communal hall, extensive shared green spaces, and ample residents parking to the front.

The entrance hall gives access to each room within the property and features laminate flooring and a large storage cupboard. Set to the rear, the spacious living room offers ample space for freestanding living and dining furniture and features carpeted flooring, central light fittings and a large double window.

Across, the kitchen is fitted with modern units, stone effect worktops, a sink with drainer, an integrated oven and an electric hob with a canopy above. Two similarly sized bedrooms are complete with carpeted flooring, central light fittings and ample floor space for freestanding bedroom furniture.

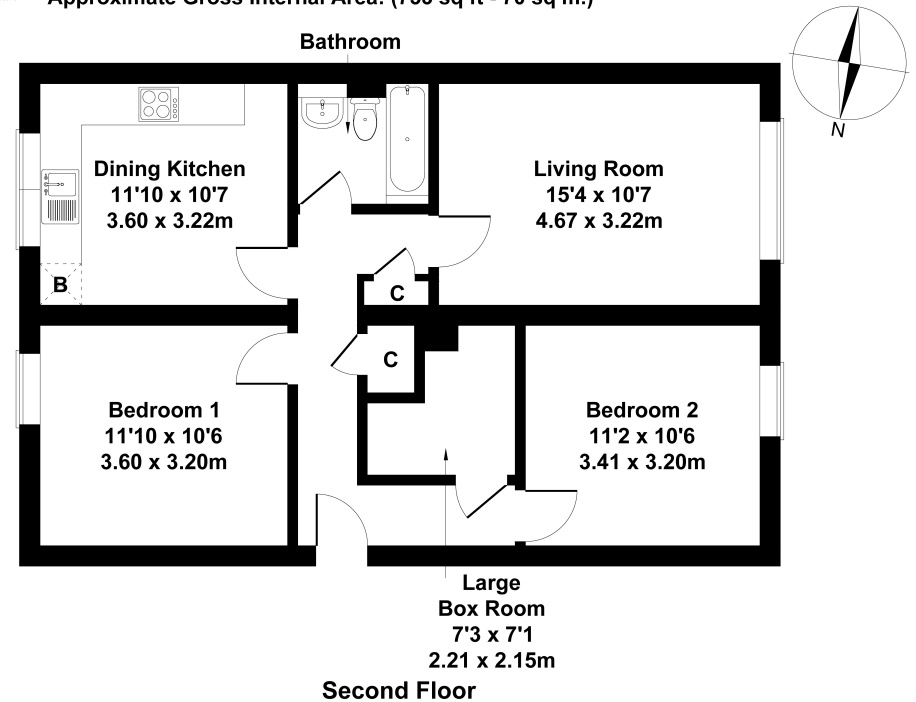
Completing the accommodation, the bathroom is fitted with a modern three-piece suite with over electric shower over the bath, splash walls and wood effect flooring.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (753 sq ft - 70 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 an established western residential suburb of Edinburgh, offering plenty of local amenities and a selection of supermarkets within a short radius, including a Lidl at Westside Plaza, an ASDA at Chesser, and a large Sainsbury's at nearby Longstone. The Gyle Centre and Hermiston Gait retail parks are both within easy reach and also offer large supermarkets and numerous popular high street names, whilst Westside Plaza

also provides a multi-screen cinema. There is easy commuting into the city by bus, with the city bypass and major trunk routes also readily accessible. There are numerous public spaces including walks along the Union Canal, plus local schools from primary through to secondary level within easy reach, as well as Edinburgh College and the Sighthill campus of Edinburgh Napier University.





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