



Property Description

Bright and spacious, one bedroom, dual aspect, first floor flat, forming part of an established residential development. Conveniently located in the popular Wester Hailes area, lying to the west of Edinburgh city centre.

Comprises an entrance hallway, living/dining, kitchen, a double bedroom, store/box room and family bathroom.

Features include a modern fitted kitchen with appliances, TV and phone points, gas central heating, double glazing and excellent storage provision.

In addition, there is a shared drying/store room adjoining the communal stair, a modern secured entry system, a shared patio, and ample unrestricted residential parking.

The hall features two alcoves at the entrance, the secured entry handset, and gives access throughout including to a built-in store cupboard and to the walk-in store room with lighting. Set to the rear is a good-sized public room with carpeted flooring, a pendant light fitting and a leafy view.

To the front is the kitchen, with modern units and worktops, a sink with drainer, a tiled surround, washing machine, fridge/freezer and an integrated oven and gas hob.

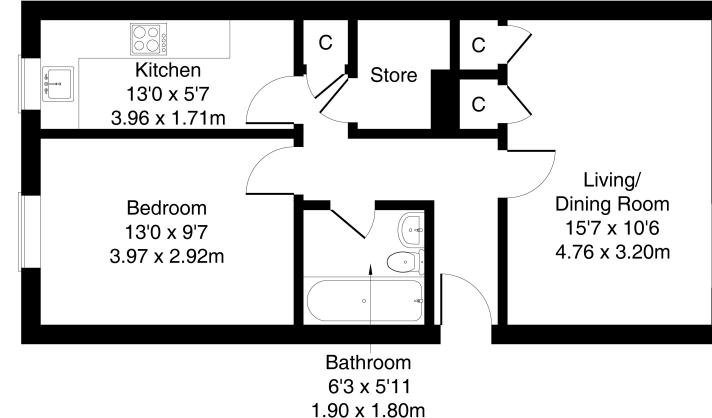
Also to the rear is the bedroom featuring carpeted flooring, a pendant light fitting and ample space for freestanding storage. Set internally is the bathroom with a three-piece suite including a shower unit over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

mov⁸ 73/3 Murrayburn Park Edinburgh EH14 2PR

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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 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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