



30/3 Barn Park, Edinburgh, EH14 3HX

Spacious, Three-Bedroom, Dual Aspect, First Floor Flat

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Property Description

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

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, and family bathroom.

Features include gas central heating, double glazing, a modern bathroom suite, a fitted kitchen and worktops, and superb integrated storage provision.

In addition, there is an allocated drying/store room in the communal stairs, a secured entry system, and ample unrestricted residential parking.

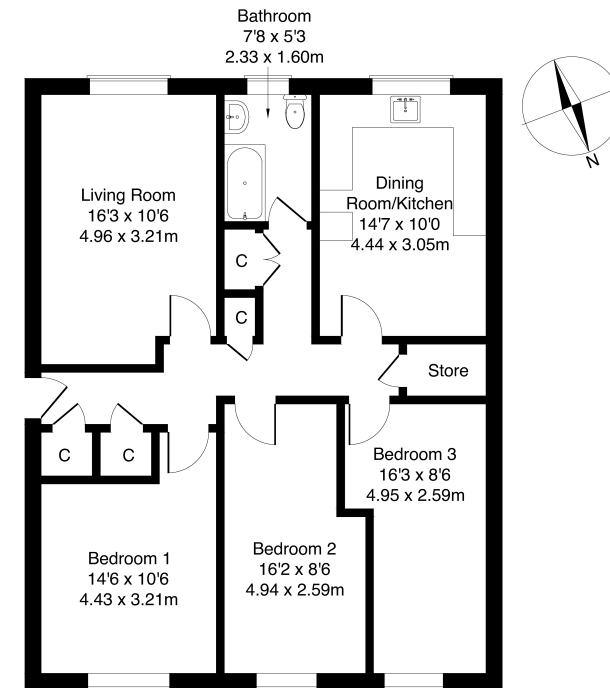
The hallway gives access throughout and features four built-in cupboards, a walk-in store, a secured entry handset, and modern flooring which runs continuously into both public rooms. Set to the front, a good-sized lounge enjoys southerly facing natural light and features a central pendant light fitting and space for both lounge and dining furniture. Also front-facing is the kitchen, offering space for a dinner/breakfast table, together with fitted units and worktops.

Three well-proportioned bedrooms are set to the rear, with carpeted flooring, central light fittings and ample space for freestanding storage. Completing the accommodation, set to the front, a bright bathroom is fitted with a three-piece suite, including a shower unit over the bath, tiled flooring and wet-proof wall panelling.

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Approximate Gross Internal Area: (936 sq ft - 87 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 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, the Sighthill campus of Edinburgh Napier University and Heriot-Watt University.





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