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16/5 Murraybum Place, Wester Hailes, Edinburgh, EH14 2RR

Three Bedroom, Dual Aspect, Second Floor Flat

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Property Description

Bright and spacious, three-bedroom, dual aspect, second 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, a store/box room and bathroom.

Features include a fitted kitchen, TV and phone points, neutral decor, gas central heating, double glazing and good integral storage provision.

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

The spacious entrance hall has wood effect flooring, three store cupboards and gives access to each room with the flat, including a further larger store/box room.

To the front, the living room is generously sized with carpeted flooring; whilst to the rear, the kitchen is fitted with wall and base units, a stainless steel sink with drainer, a tiled surround and provides ample space for dining furniture.

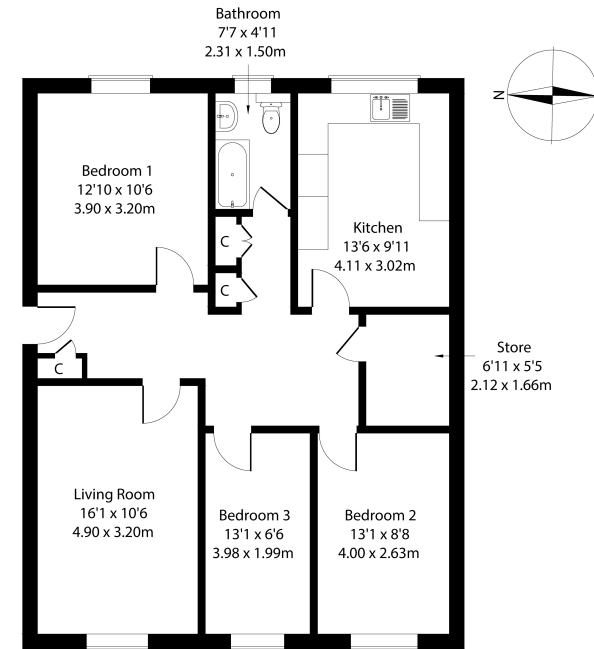
Bedroom one is set to the rear and bedroom two and three are set to the front, all similarly finished with carpeted flooring. Completing the accommodation, the bathroom is fitted with a modern three-piece suite with a mains over-bath shower and wall panelling.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (958 sq ft - 89 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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