



Estate Agents and Solicitors

## 2/86 Hailesland Park, Edinburgh, EH14 2RE

Light & Well-Presented, Two-Bedroom, Eighth-Floor Flat

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# Property Description

Light and well-presented, two-bedroom, dual-aspect, eighth-floor flat, with exceptional views of the Pentland Hills and city skyline. Forming part of an established residential development, located in the Wester Hailes area, to the southwest of Edinburgh city centre.

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

Features include a modern kitchen with integrated appliances, contemporary flooring, electric heating, and double glazing. In addition, there is good storage including a walk-in hall store; and a drying room accessed from the communal stair hall.

This maintained development has a concierge and a lift service, a secured entry system, extensive shared green spaces, and ample residential parking.

A spacious entrance hall has two convenient built-in store cupboards, a walk-in store, modern flooring and a secured entry system. Set to the front, enjoying a southerly aspect allowing plentiful natural light, the lounge features modern flooring, a feature fireplace, and superb open views of the Pentland Hills.

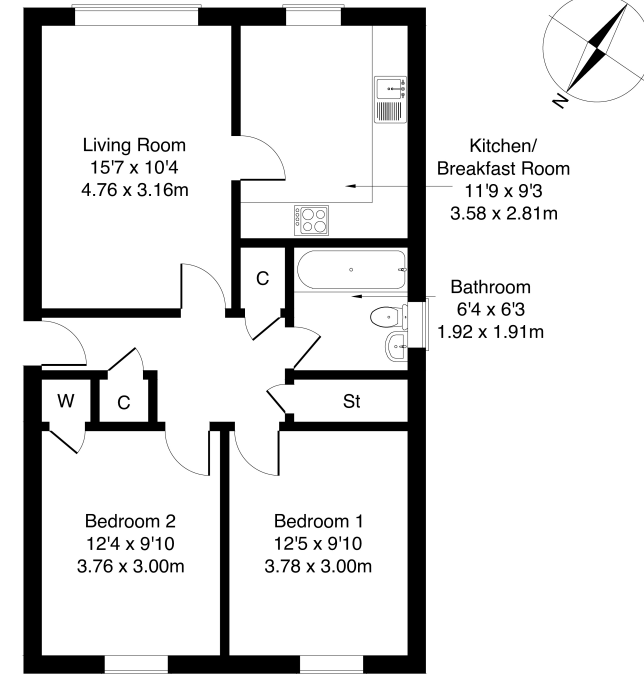
Set off the lounge, the kitchen is also front-facing, with space for a breakfast/dinner table. Fitted units include stone-effect worktops, a sink with a drainer, a tiled surround; and an integrated washing machine, fridge/freezer, electric oven and hob with extractor canopy above.

Two well-proportioned double bedrooms are set to the rear and include carpeted flooring and ample space for freestanding storage, with a built-in wardrobe for bedroom one. Completing the accommodation, the bathroom is fitted with a three-piece suite, including a shower unit over the bath and tiled splash walls.



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Approximate Gross Internal Area: (700 sq ft - 65 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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