



7 Ashcroft Lane, Edinburgh, EH14 3JT

Light & Tastefully Presented, Three-Bedroom Townhouse with Private Gardens

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Property Description

Light and immaculately presented, three-bedroom, townhouse-style family home, with private gardens. Set in a modern, factored, residential development, located in the Wester Hailes area, to the southwest of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, a family room, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC/utility room.

Highlights include a modern fitted kitchen with integrated appliances, contemporary flooring, and stylish bathroom suites. In addition, there is excellent storage provision, multiple TV points, gas central heating, and double glazing.

Externally, the property benefits from a private front garden with a patio and small lawn; and a rear garden patio, including a wood deck, with access to residential parking.

The development also provides a shared green and ample residential parking with permits available for an allocated space.

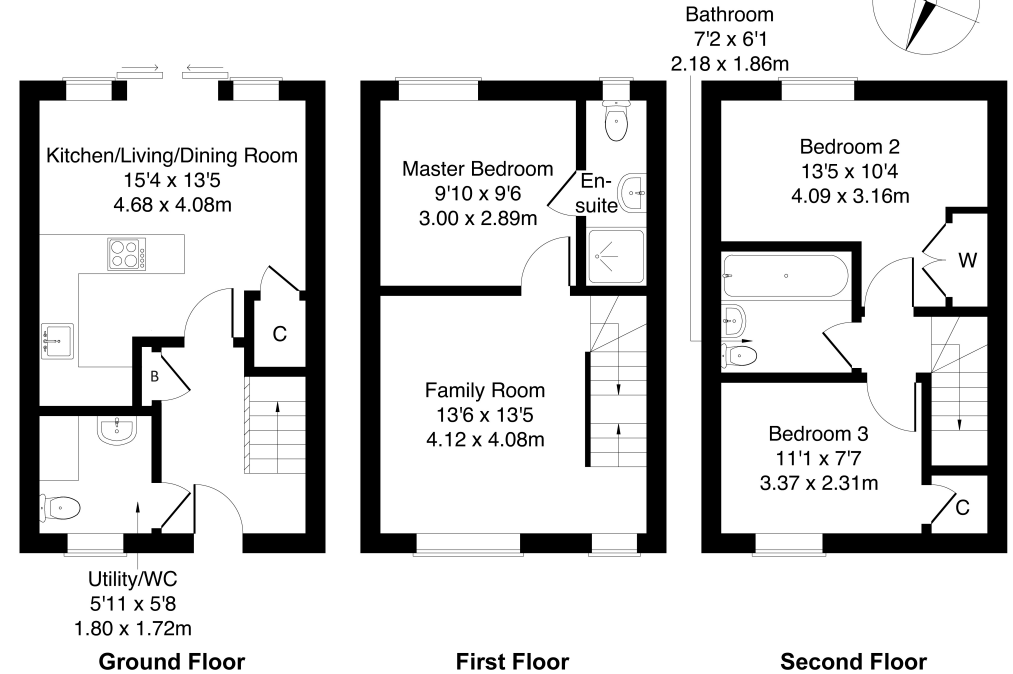
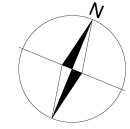
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor. Set to the rear, a spacious open-plan living/dining room and kitchen features tiled flooring continuing from the hall, a wall-mount TV point, ample space for dining, and twin sliding doors leading to the garden, allowing plentiful natural light. To the rear, the stylish kitchen is fitted with modern units, wood effect worktops, a metro-tiled surround, a sink with a drainer, and a range of integrated appliances including an oven, an electric hob, a dishwasher, and a fridge/freezer. Completing the ground floor, a WC/utility room is set to the front, with a two-price suite, a ladder-style radiator, and space for a freestanding appliance.

On the first floor, a family room is tastefully finished with contemporary decor, a wall-mount TV point, and wood effect flooring, while providing access to the second floor. Set off, to the rear, the master bedroom is finished with light neutral decor, a central light fitting, a wall-mount TV point and a modern en-suite shower room. On the second floor, two further well-finished bedrooms are set to opposite aspects, with built-in wardrobe storage and wall-mount TV points. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite with a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (872 sq ft - 81 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; whilst Wester Hailes train station provides direct connections to both Edinburgh and Glasgow. 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

