



6/5, Greenacre, Edinburgh, EH14 3JG

Well-Presented & Spacious, Flexible Two-Bedroom, Dual-Aspect, Second-Floor Flat

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Property Description

Well-presented and spacious, flexible two-bedroom, dual aspect, second-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 room, dining/kitchen, two double bedrooms, and a family bathroom.

Features include a recently fitted kitchen, continuous modern flooring, double glazing, and a fully tiled bathroom. In addition, there is gas central heating (boiler approx. 12 months old), and superb integrated storage provision.

With all appliances and furnishings available for inclusion in the sale, the property features a secured entry system and ample unrestricted residential parking.

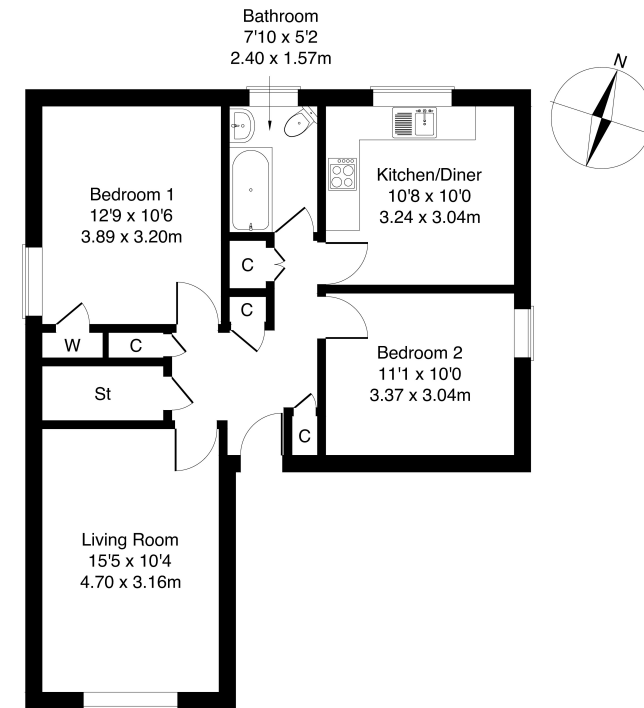
Step into this delightful property through a welcoming entrance that provides access to all rooms. The spacious living room is bathed in natural light, thanks to large windows, and is enhanced by stylish light décor and attractive wood-effect flooring. At the rear, the well-appointed kitchen boasts tile-effect flooring, sleek wood-effect worktops, a tiled splashback, and comes fully equipped with a sink and drainer, integrated electric hob, washing machine, and fridge/freezer.

Both double bedrooms are generously proportioned, offering plenty of room for free-standing furniture. Each features wood-effect flooring and a light, neutral décor, while the primary bedroom benefits from a built-in cupboard for added convenience. The hallway adds further practicality with a store room and two additional cupboards, providing excellent storage solutions. A fully tiled family bathroom completes the home, featuring a modern three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: (710 sq ft - 66 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 a well-established residential suburb in the west of Edinburgh, offering a wide range of local amenities and excellent transport links. Residents enjoy convenient access to several supermarkets, including Lidl at Westside Plaza, ASDA at Chesser, and a large Sainsbury's in nearby Longstone. For a broader shopping experience, both The Gyle Centre and Hermiston Gait retail parks are within easy reach, featuring major high street retailers and additional supermarkets. Westside Plaza also hosts a multi-screen cinema, adding to the area's lifestyle and leisure

options. Commuters benefit from regular bus services into the city centre, while the nearby city bypass and main trunk roads provide easy access to surrounding areas. Outdoor enthusiasts can take advantage of scenic walks along the Union Canal, and families will appreciate the range of local schools covering all ages, from primary to secondary. The area is also well-served by higher education institutions, including Edinburgh College, Edinburgh Napier University's Sighthill campus, and Heriot-Watt University.





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