



## 7/4, Dumbryden Gardens, Edinburgh, EH14 2NQ

Well Presented, Two-Bedroom, Dual-Aspect, First-Floor Flat

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# Property Description

Well-presented, two-bedroom, dual-aspect, first-floor flat, forming part of an established residential development. Located in the Wester Hailes area, to the south-west of Edinburgh city centre.

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

Features include a fitted kitchen, contemporary flooring throughout, gas central heating and double glazing. In addition, there is superb storage including a walk-in box/store room, bedroom wardrobes and a shared drying/store.

The development has a secured entry system, extensive shared green spaces, and ample residents parking.

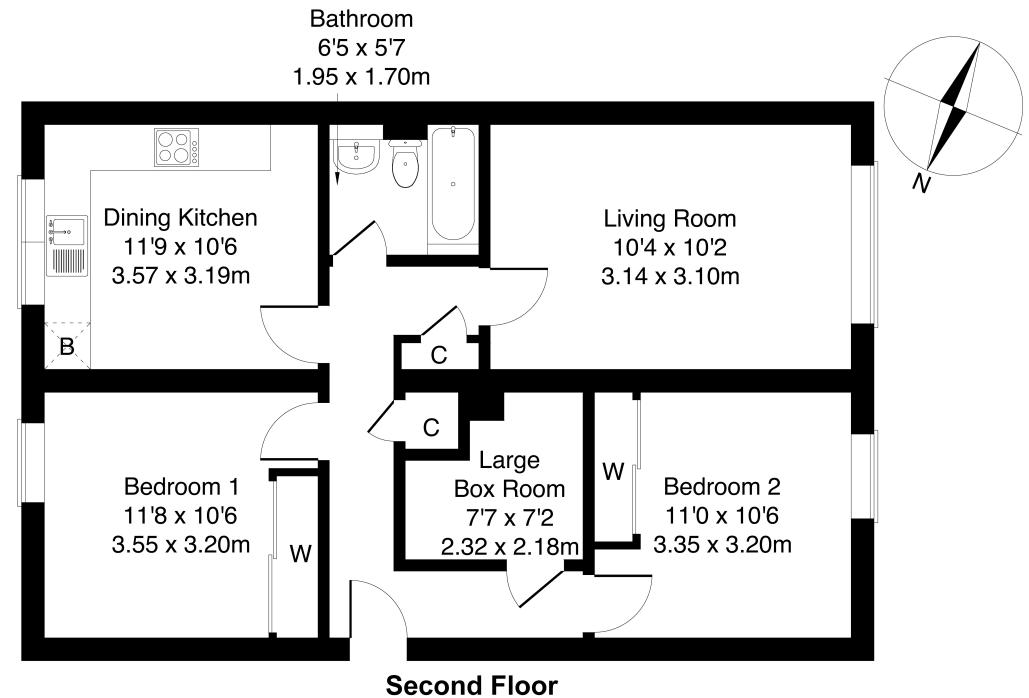
This well-presented and generously proportioned two-bedroom flat offers comfortable and versatile living, ideal for first-time buyers, professionals, or those seeking a home with a work-from-home space. The accommodation opens with a long and welcoming entrance hallway, providing access to all rooms and featuring two built-in storage cupboards for added convenience. A spacious boxroom off the hall offers excellent flexibility and is ideal as a home office or additional storage. The bright and well-sized living room features attractive wood-effect flooring, a central light fitting, and ample space for both relaxation and dining. The adjoining fitted kitchen is well-equipped with stone-effect worktops, a tiled splashback surround, an integrated oven, a sink with a drainer, and a freestanding washing machine.

Both double bedrooms are tastefully decorated in light tones and include practical mirrored sliding wardrobes and wood-effect flooring, creating a clean and contemporary feel throughout. Completing the property is a stylish three-piece bathroom, fitted with a modern suite including a rainfall shower over the bath, spotlighting, tiled splashbacks, wood-effect flooring, and a sleek ladder-style radiator.



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Approximate Gross Internal Area: (753 sq ft - 70 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. The area is served by several supermarkets, including Lidl at Westside Plaza, ASDA in Chesser, and a large Sainsbury's in nearby Longstone. For a broader retail experience, both The Gyle Centre and Hermiston Gait retail parks are within easy reach, featuring major high-street stores and additional supermarkets. Westside Plaza also offers leisure facilities including a multi-screen cinema, making it a convenient hub for shopping and

entertainment. Residents benefit from frequent bus services into the city centre, while the nearby city bypass and major road routes provide easy access for commuters and travel throughout the region. Outdoor enthusiasts can enjoy scenic walks along the Union Canal and other local green spaces. The area is well-equipped for families and students, with several primary and secondary schools nearby, as well as easy access to Edinburgh College, Edinburgh Napier University's Sighthill campus, and Heriot-Watt University.







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