

42/5 Wester Hailes Park

EDINBURGH, EH14 3AQ



Spacious three-bedroom flat in Wester Hailes



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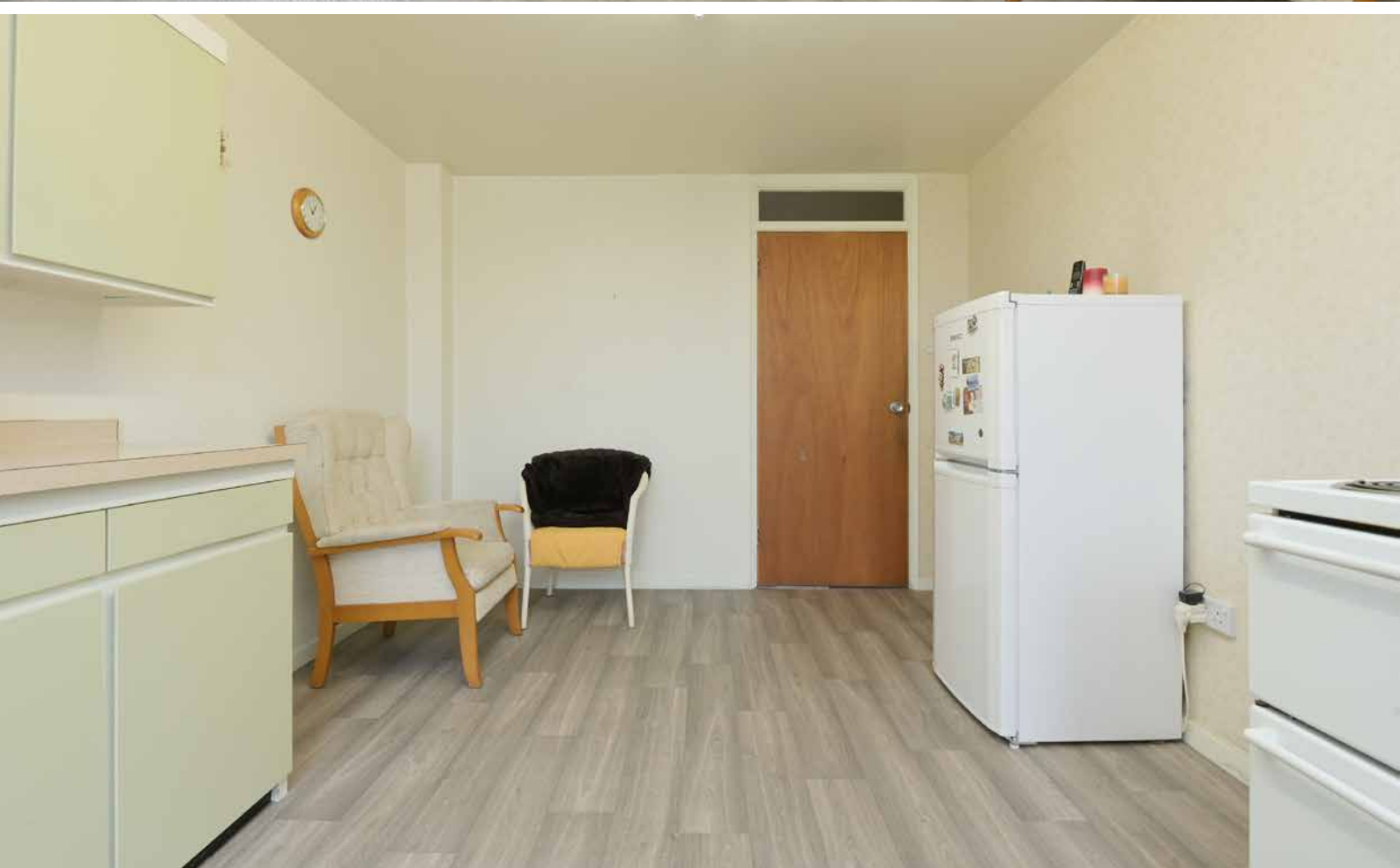
Well-proportioned three-bedroom flat situated within a popular residential area of Wester Hailes, Edinburgh. Offering generous room sizes and excellent potential for a range of buyers, this property provides comfortable and practical accommodation throughout.

THE LIVING ROOM



The accommodation comprises a welcoming entrance hallway, a spacious separate living room, a well-sized kitchen, three generous bedrooms and a family bathroom. The property offers excellent flexibility for families, first-time buyers or those looking for a spacious home with convenient access to local amenities and transport links.

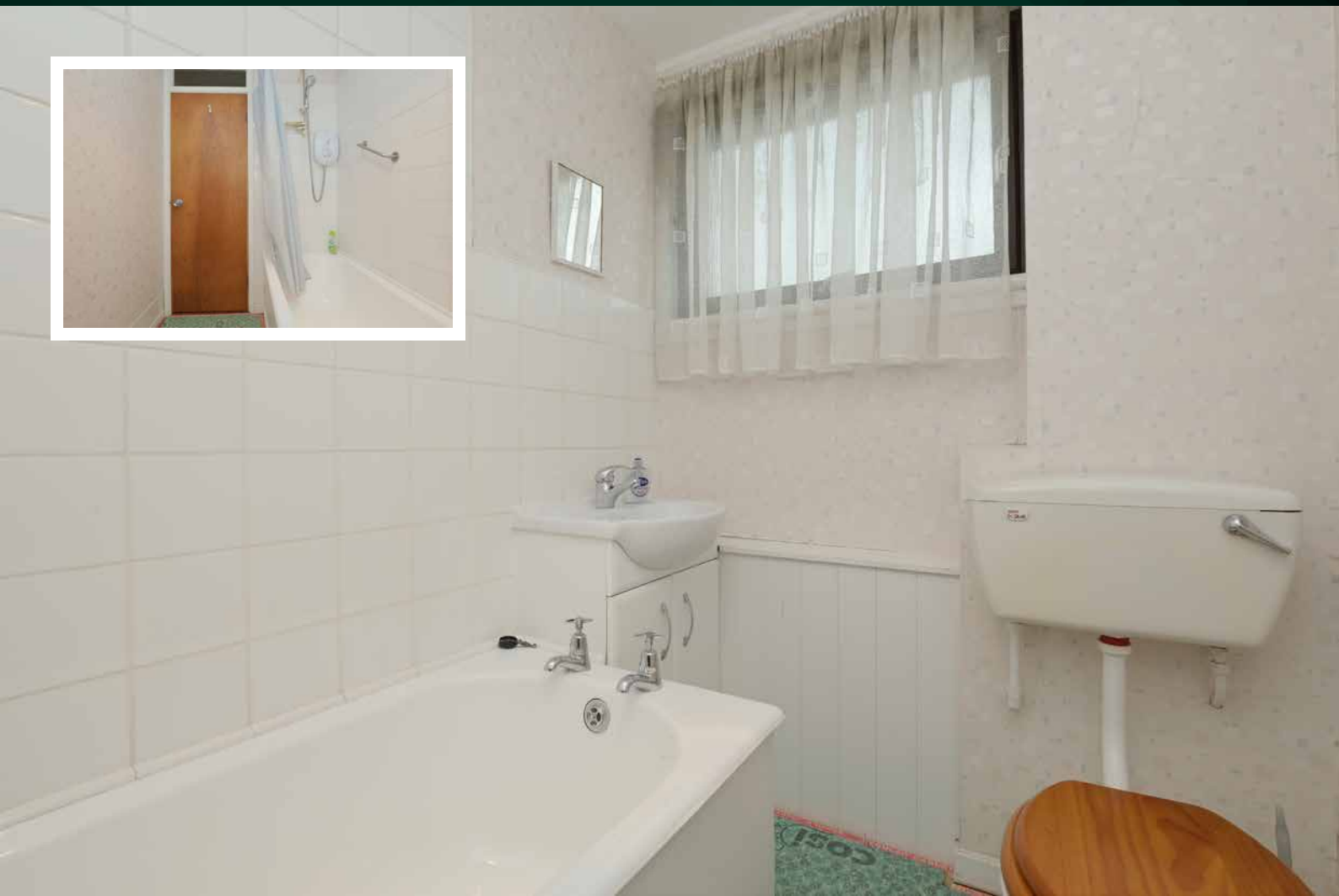
THE KITCHEN





The property offers excellent flexibility for families

THE BATHROOM



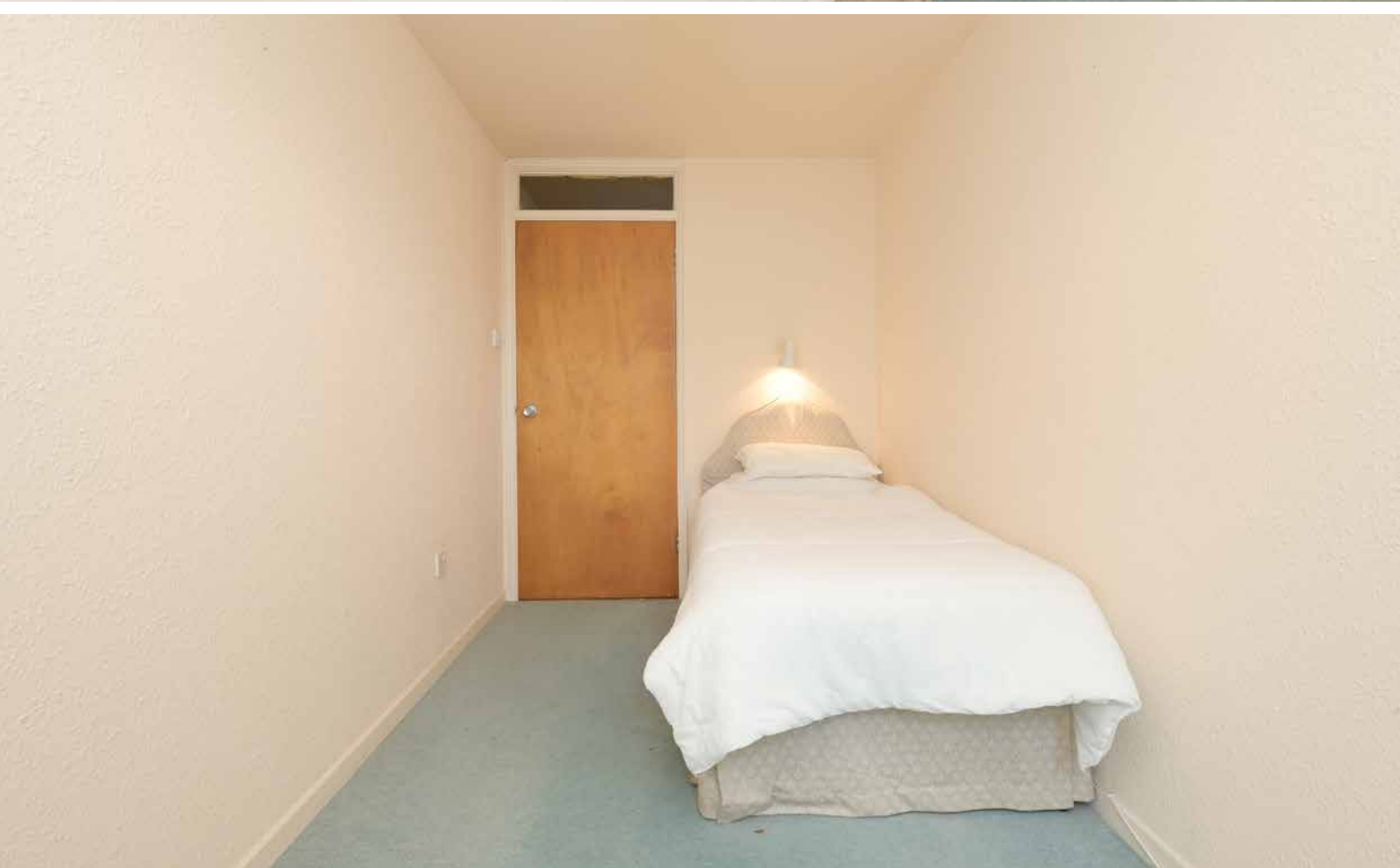
BEDROOM 1



BEDROOM 2



BEDROOM 3



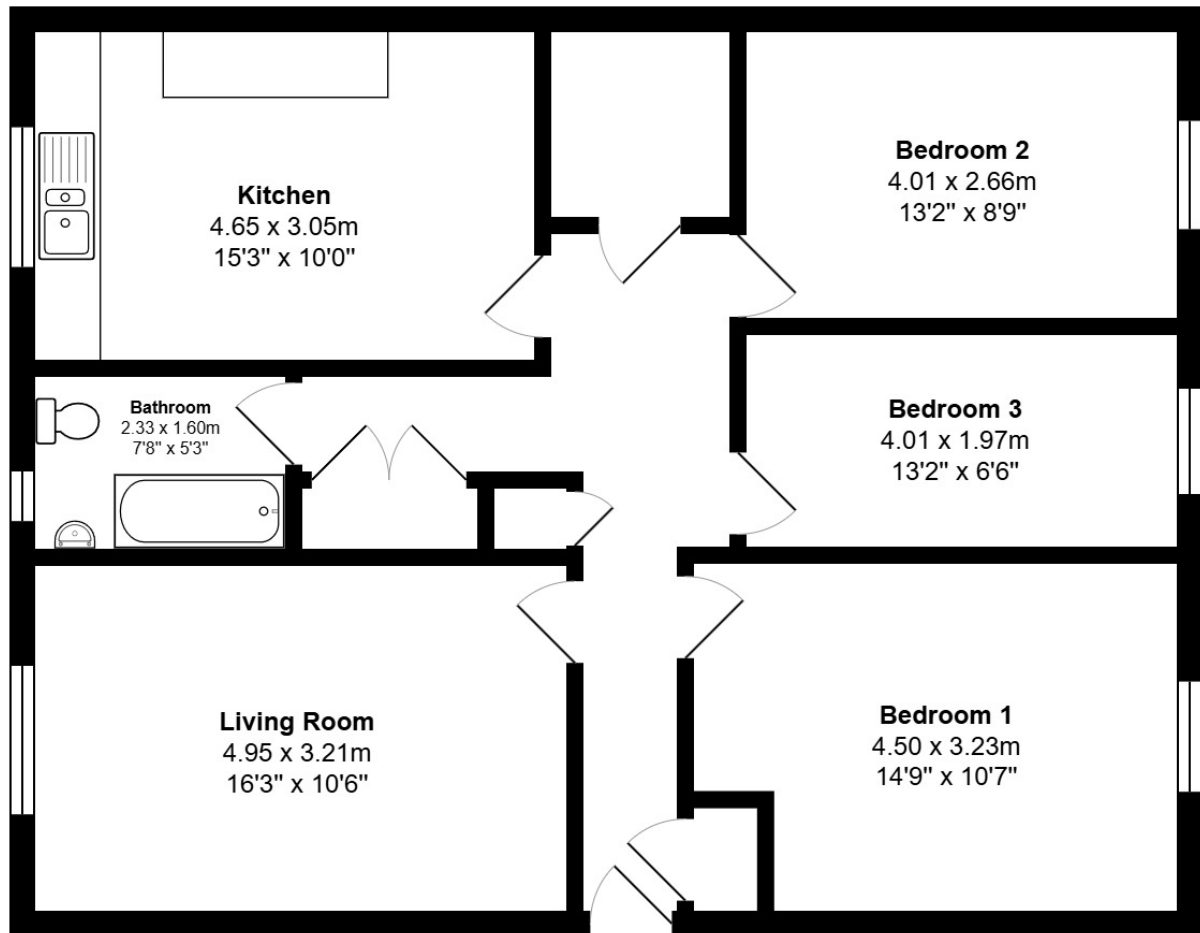
Externally, residents benefit from communal green areas, a shared drying and storage area, and a non-allocated car park providing convenient parking close to the property.

An excellent opportunity to acquire a spacious three-bedroom home in an established residential location, with plenty of scope to personalise and make it your own.

EXTERNALS

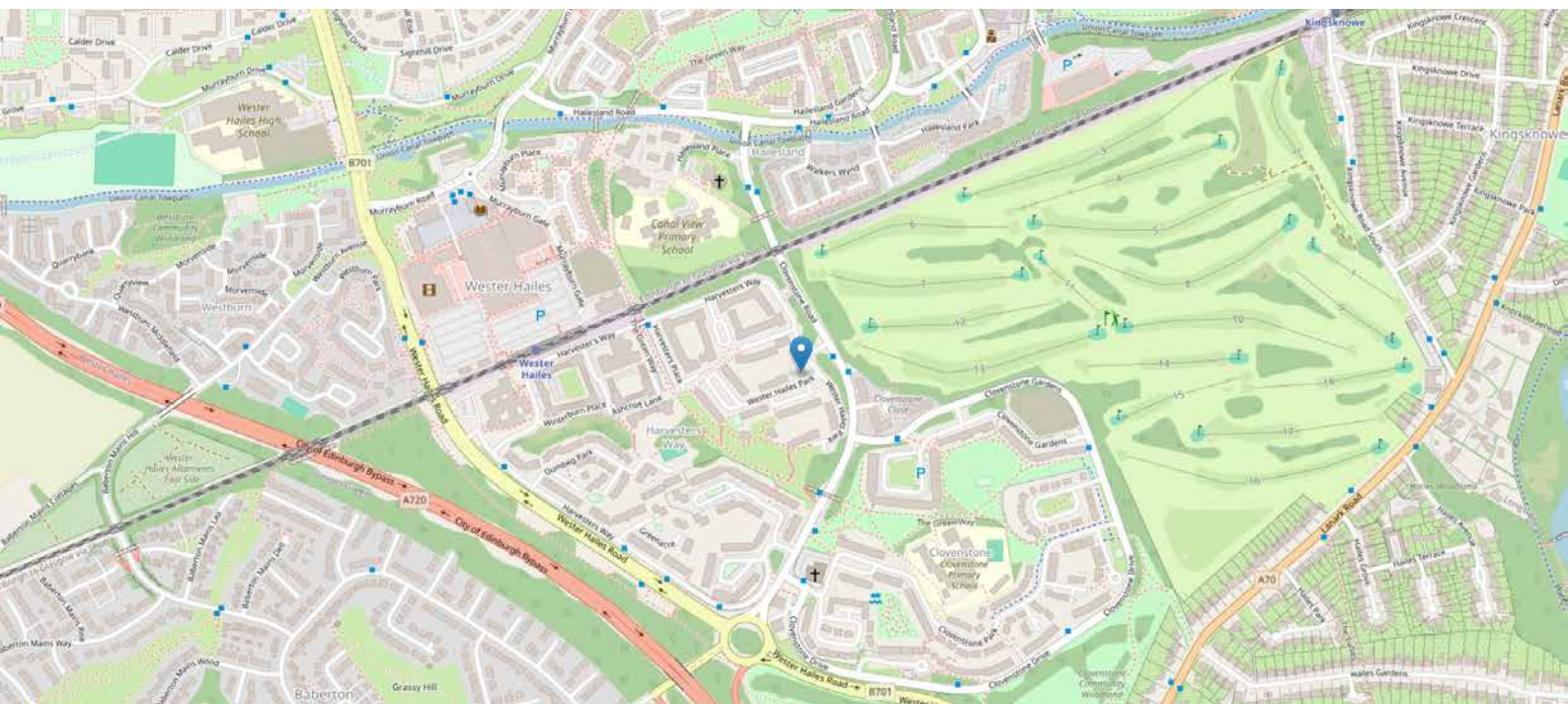


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 86m² | EPC Rating: D



THE LOCATION

Located to the south-west of Edinburgh's city centre, Wester Hailes offers a vibrant and evolving community ideal for families, professionals, and first-time buyers alike. With a mix of green space, modern amenities, and strong transport links, it's a well-connected neighbourhood with much to offer. Wester Hailes is exceptionally well-connected. The Wester Hailes train station offers direct rail links to Edinburgh Waverley in under 15 minutes, perfect for commuters. Multiple Lothian Bus services operate frequently, providing direct routes to the city centre, Gyle Shopping Centre, and beyond. Road users benefit from close proximity to the City Bypass (A720) and main arterial routes, making travel across the city and further afield fast and convenient.





The area is anchored by the Westside Plaza Shopping Centre, offering a range of high-street retailers, local shops, a library, a bank, a gym, and a large Odeon cinema. Nearby retail parks and supermarkets, including Lidl, Asda, and Tesco, ensure all daily needs are well catered for. Wester Hailes is also close to The Gyle Shopping Centre, which expands shopping and dining options even further.

Wester Hailes is home to several well-regarded schools, including Clovenstone Primary School, Canal View Primary School, and Wester Hailes Education Centre (WHEC), offering both secondary education and community learning opportunities. Additional educational institutions such as Napier University's Sighthill Campus and Edinburgh College are within easy reach, making the area ideal for learners of all ages.

Nature lovers and families will appreciate the abundance of green spaces nearby. Hailes Quarry Park and the Union Canal Walkway provide scenic walking and cycling routes, while local playgrounds and sports facilities support active lifestyles. The nearby Pentland Hills Regional Park offers more adventurous outdoor escapes just a short drive away.

Wester Hailes is a community with heart, strong infrastructure, and exciting development potential, making it an attractive and affordable option in the ever-growing Edinburgh property market.



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