



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**3/52 Hailesland Park**

WESTER HAILES, EDINBURGH, EH14 2RG

## THE LOCATION

The property for sale is located in a western district of the city. The area is well served by an excellent range of local amenities including shopping, transport, education and recreational facilities.

The Wester Hailes Shopping Centre offers an excellent range of shops and a supermarket to serve all your necessary requirements. For anyone commuting into Edinburgh for work or even as far as the west of the country, there is a regular bus service as well as easy access to Edinburgh City Bypass, linking up to the M8 motorway. Local schooling can be found within walking distance both at primary and secondary levels and regular bus services run to and from the City Centre and surrounding area.

The Wester Hailes Educational Centre, which again lies in close proximity to the property, offers an excellent range of recreational facilities such as swimming pool, badminton and squash courts.

## THE PROPERTY

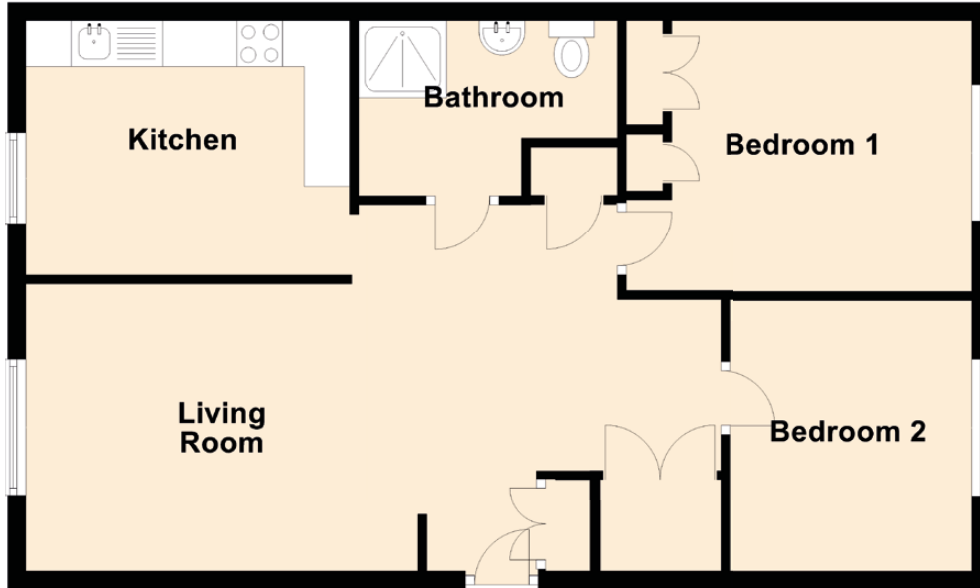
An excellent opportunity has arisen to acquire this first floor flat located within this purpose built building in this popular area. The property benefits from double glazing, electric panel heaters, lift to all floors and security entry phone system.

The property is presented to the market in good decorative order throughout and in brief the accommodation comprises; spacious open-plan lounge/dining room, modern refitted kitchen, one large double bedroom with ample built-in wardrobes, second double bedroom, a modern refitted shower room with white suite, splash tiling and ceiling spotlights.

The building is set within landscaped grounds and there is ample residents parking on both sides, there is a monthly charge to cover the landscaping, stair cleaning and lift maintenance.



# SPECIFICATIONS

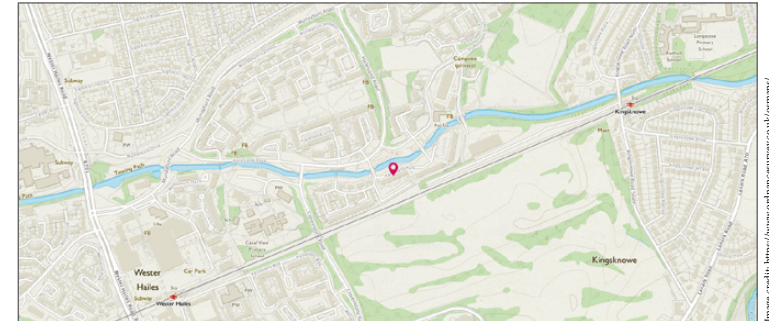


Approximate Dimensions (Taken from the widest point)

Living Room	4.30m (14'1") x 3.14m (10'4")
Kitchen	3.55m (11'8") x 2.80m (9'2")
Bedroom 1	3.80m (12'6") x 2.97m (9'9")
Bedroom 2	2.98m (9'9") x 2.66m (8'9")
Bathroom	2.84m (9'4") x 1.92m (6'4")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): To include all fitted floor coverings, hob, oven, fridge freezer and washing machine. Items of furniture can be purchased by separate negotiation.



  
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Text and description  
**JUDY SHIELDS**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
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Designer