





# Wester Hailes

EDINBURGH, EH14 2RF

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.





# 3/12 Hailesland Park

WESTER HAILES, EDINBURGH, EH14 2RF

An excellent opportunity has arisen to acquire this fifth-floor flat with stunning views across the Pentland hills and over the Forth to Fife, located within this purpose-built building in this popular area. The property benefits from double glazing, electric storage 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 lounge, fitted kitchen/diner, 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 & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.75m (15'7") x 3.20m (10'6")
Kitchen	3.70m (12'2") x 2.80m (9'2")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")
Communal Drying Area	3.60m (11'10") x 3.00m (9'10")
Ground Level Storage	2.20m (7'3") x 0.90m (3')

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>

EPC Rating: C

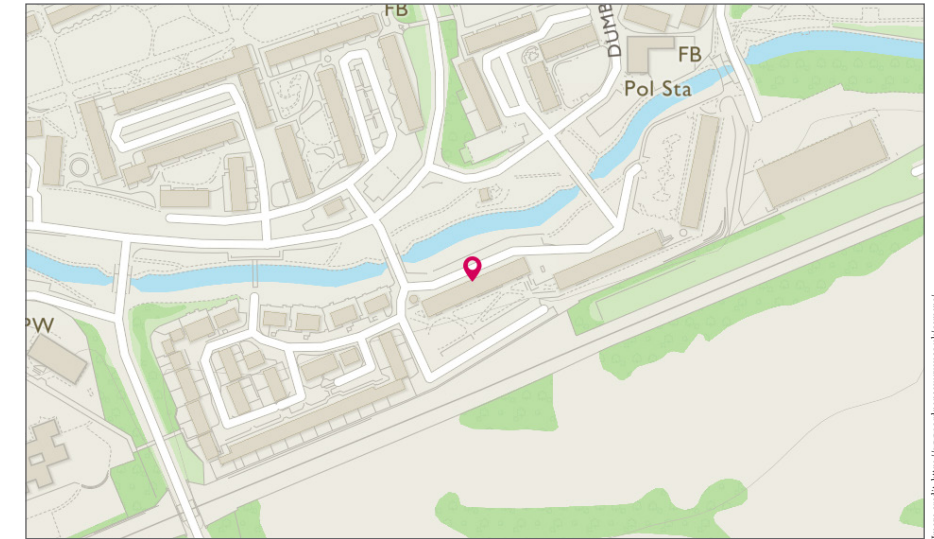


Image credit: <https://www.odinmaps.co.uk/compare/>



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**BEN STEWART CLARK**  
 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer