





WESTER HAILES

EDINBURGH, EH14 3BD

Wester Hailes is a popular location in the south-west of Edinburgh close to Baberton, Sighthill and Kingsknowe. A good variety of local shops and recreational facilities serve the area including the Westside Plaza Shopping Centre where you will find an Odeon cinema, more extensive shopping can be found at the Gyle Shopping Centre and Hermiston Gait. Enjoy a pleasant walk along the Union Canal or a round of golf at the nearby Kingsknowe Golf Course.

There is an excellent transport system which can take you to the city centre in approximately fifteen minutes. The city bypass is easily accessible giving swift and easy access to Edinburgh International Airport and the M8 and M9 motorway networks making the property ideally located for those who need to travel for work.

There are local primary and secondary schools within close proximity and Stevenson College, Napier University, Heriot Watt University, and the Gyle Business Park are all easily accessible.



21/3 CLOVENSTONE DRIVE

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McEwan Fraser Legal are delighted to bring to the market this pristine, three bedroom, first-floor apartment. Viewing is essential as this property will appeal to a varied range of buyers.

Internally this property briefly consists of an entrance hallway with ample storage space (3 cupboards, 1 large cupboard), a well-proportioned lounge, a kitchen with space for free-standing appliances. There are three good sized double bedrooms, two of which benefit from storage and a three-piece bathroom with shower completes the rooms.

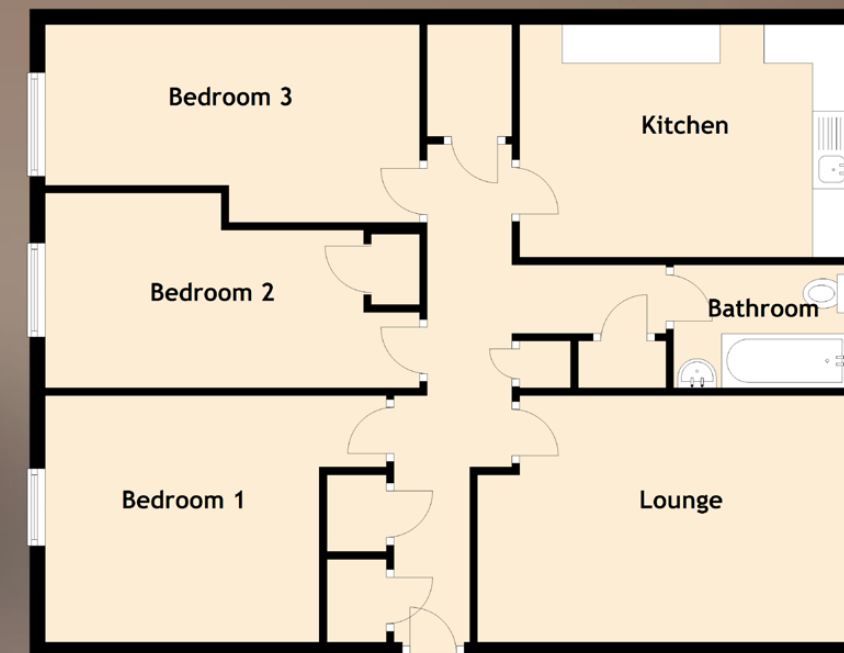
The property benefits further from gas central heating and double glazing throughout to ensure a cosy living environment all year round. Another feature of the property is the attic space which extends the whole length of the flat, useful for storage or adding an extra room in the future (STPP). There has been recommendations to add a room with en suite to this space by an architect and we feel this would increase the property value somewhat to make it worthwhile. There are also communal grounds and plenty of free on-street parking.





SPECIFICATIONS & DETAILS

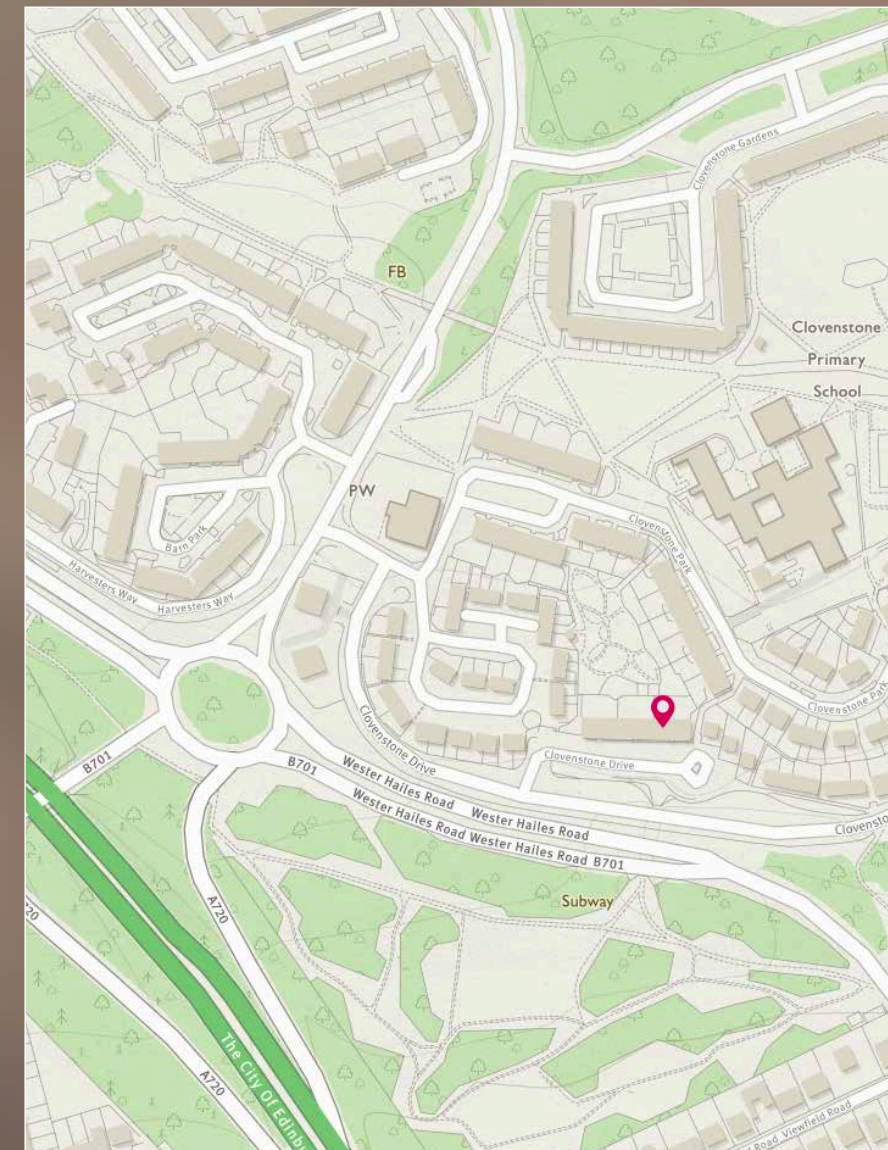
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.84m (15'11") x 3.18m (10'5")
Kitchen	4.45m (14'7") x 3.01m (9'11")
Bedroom 1	4.42m (14'6") x 3.18m (10'5")
Bedroom 2	4.86m (15'11") x 2.53m (8'4")
Bedroom 3	4.85m (15'11") x 2.56m (8'5")
Bathroom	2.30m (7'7") x 1.59m (5'3")

Gross internal floor area (m²): 88m² | EPC Rating: D





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