



6/3 Hailesland Gardens Murrayburn, EH14 2QL

Excellent Opportunity For First Time Buyer Or Investor.

- **First floor flat • Spacious lounge • Two double bedrooms and a box**
 - **Bathroom • On-street parking • Communal drying area**
- Early viewing recommended.**



Description

This first floor flat with two double bedrooms and a box room would benefit from general modernisation and upgrading, it offers excellent potential to make a bright and spacious home. The property is entered via secure entry system into the communal stair with lift leading to the first floor where there is a rubbish chute and storage area, shared with the adjacent property. The entrance hall within the property leads to all accommodation and a built-in cupboard. The accommodation comprises of a well-proportioned lounge, a breakfasting kitchen with fitted units, two generous double bedrooms, a box room/ study, and the family bathroom. The property is double glazed, and the heating is gas fired warm air heating. There is ample on-street parking.

Location

The property is ideal for the commuter being well situated for access to the City By-pass linking with major motorway networks. Local shopping and recreational facilities are situated within easy walking distance, and a regular public transport service operates to many parts of the City. The property is within easy reach of The Gyle and Hermiston Gate Shopping Centres. A local railway station also provides an additional choice of travel for the commuter.

Garden

Shared drying green to rear.

Garage/Parking

On-street parking is available.

Extras

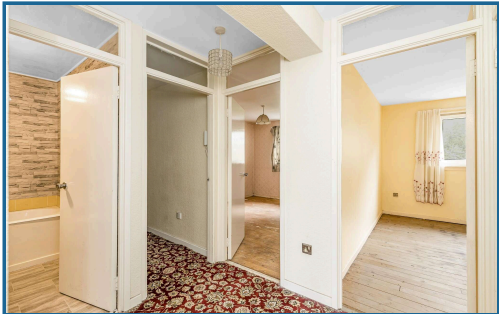
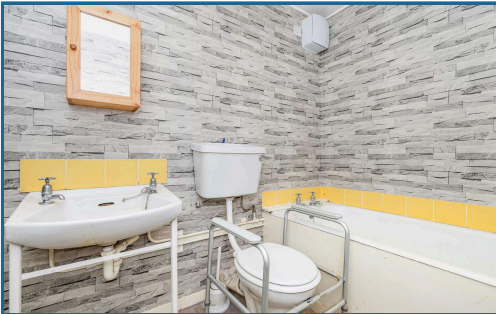
Property is sold as seen.

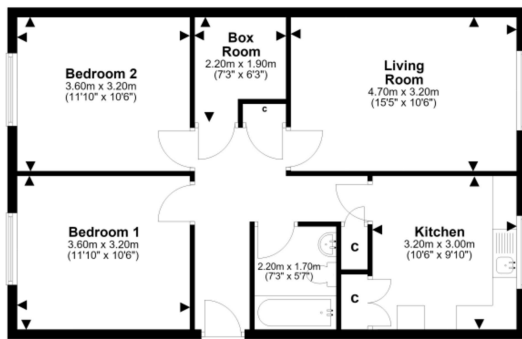
Price And Viewing

For price and viewing information or further details on this property please contact agents 0131 220 7122

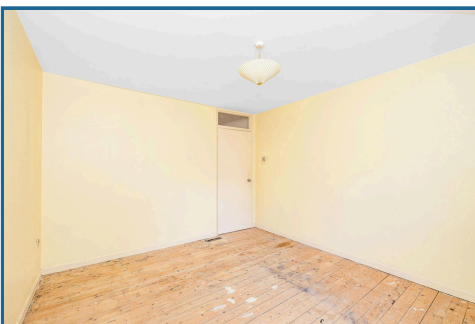
EPC Rating: **D**

Council Tax Band: **A**





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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