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16/3 DUMBRYDEN GARDENS



District

Wester Hailes

House Type

First Floor Flat

Price

Offers Around £77,500

Dumbryden Gardens is on the eastern fringe of Wester Hailes, tucked in just off Murrayburn Road towards the Longstone end, with number 16 to be found as you enter the courtyard to the right as you drive in. The central area is tidily landscaped around play areas for children, and the numerous parking bays are laid with smart monoblock. On offer is a bright, sunny flat which is aspected east to west, so you get sunlight both morning and afternoon. to evening. It's a well proportioned flat offering:

HALL, LOUNGE, DINING KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM

Typically these flats have excellent storage - something sadly lacking in new build properties. The flat is double glazed and it has a gas central system which is currently unused, the seller preferring electric heating. In terms of décor and fittings the flat has perhaps slipped a little behind the times, so most buyers would wish to revamp the kitchen and fit a shower in the bathroom, but the price asked reflects this. A modest investment in paint and soft furnishings would make a major difference with relatively little effort.

With easy access to Calder Road, there are a number of shopping centres and major supermarkets easily accessible by car in addition to the 'local' centre at Wester Hailes. There is a good bus service into town via Longstone Road – there is a stop about a minute away.

In terms of extras, the flat comes with all carpets, curtains, blinds, a cooker, washing machine and the electric coal effect fire and surround in the Lounge.

Viewing by appointment – please call 0131 334 8977

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Accommodation

HALL

This is L shaped, entered through a solid wooden door. It is carpeted in beige, with cream décor. There are three storage cupboards – the one beside the Lounge is fitted with slatted wooden shelves in the traditional airing cupboard style, in the centre there is a deep one, whilst the third one is in reality more like a box room in terms of size – it has all the water tanks and so on in one corner, leaving a lot of space in which you could tuck away baby buggies and store things like Christmas decorations that take up space all year round.

LOUNGE 15'5 by 10'7 4m70 x 3m24



With an open outlook, this is a room that is warmed and brightened by morning sunlight. The electric coal effect fire in its wooden surround forms the focal point of the room. TV and phone point.

DINING KITCHEN 10'8 by 10'2 3m25 x 3m10



Very few new-build two bedroomed flats offer kitchens this size. It is perfectly functional as it stands but it could be a fantastic kitchen with more modern fittings. Double stainless steel sinks.

BEDROOM ONE 11'9 by 10'9 3m58 x 3m28



Generously proportioned, this is decorated in burgundy teamed with crushed strawberry shades. The cream wardrobes with gold beading detail are included in the sale. West facing. Phone point.

BEDROOM TWO 11' by 10'8 3m33 x 3m25

This room is currently unused, except for storage. TV Aerial and phone point.

BATHROOM

Three piece white suite with a dual flush toilet. Carpeted. Fittings included. Mixer tap shower.



These particulars, whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers.