




McEwan Fraser Legal
 Solicitors & Estate Agents
 0131 524 9797

4/4 Hailesland Gardens

SIGHTHILL, EDINBURGH, EH14 2QN

SIGHTHILL | EDINBURGH

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, which is approximately ten minutes walk from the property, offers an excellent range of shops and a supermarket to serve all your necessary requirements. 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.

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 Edinburgh city bypass is only a stones through away from this property, providing commuters with easy access to all major routes.



SAUGHTON PARK | GREENHOUSE | WESTER HAILES TRAIN STATION | ODEON CINEMA



4/4 HAILES LAND GARDENS

The apartment is entered via a welcoming hall and provides access to all rooms including a useful storage cupboard and large box room. The living room is flooded with natural light and provides plenty of space for furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space. There are two generous sized double bedrooms with plenty of

space for free standing units. In addition there is a good sized family bathroom.

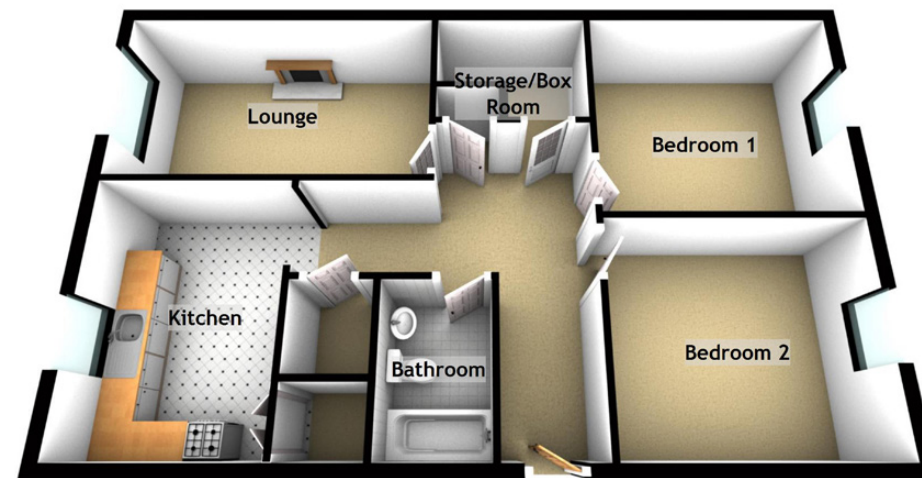
This property also benefits from gas central heating, full double glazing, unallocated parking spaces as well as more than adequate free on-street parking to accommodate for visitors to the front of the property. There is a communal garden space to the rear of the building.

“...The living room is flooded with natural light and provides plenty of space for furniture configurations...”





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

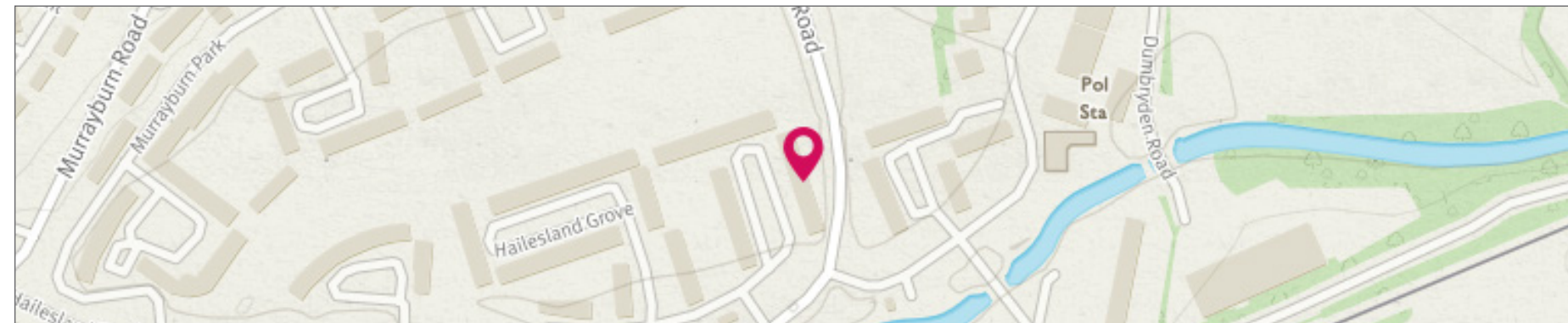
Lounge	4.64m (15'3") x 3.21m (10'6")
Kitchen	3.20m (10'6") x 3.09m (10'2")
Bedroom 1	3.64m (11'11") x 3.21m (10'6")
Bedroom 2	3.64m (11'11") x 3.21m (10'6")
Bathroom	2.18m (7'2") x 1.72m (5'8")
Storage/Box Room	2.17m (7'1") x 1.98m (6'6")

Gross internal floor area (m²) - 71m²

EPC Rating - C

Extras
(Included in the sale)

All newly fitted carpets and floor coverings and all items of furniture and kitchen appliances can be included.





SAUGHTON PARK


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Part
Exchange
Available



Text and description
JOSH STEEPLES
 Surveyor



Professional photography
PHILIP STEWART
 Photographer



Layout graphics and design
BRYONY STEWART
 Designer

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