

**15/5 Hailesland Grove  
Edinburgh EH14 2QF**

**Offers Over £115,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Two double bedrooms
- Bathroom fitted with three-piece suite
- Hallway with large storage cupboard
- Store in communal stair
- Free on-street parking
- Gas central heating

**Council Tax Band: A**

**Tenure: Freehold**

**Annual Service Charge: £0**

**Shared Ownership: N**



1



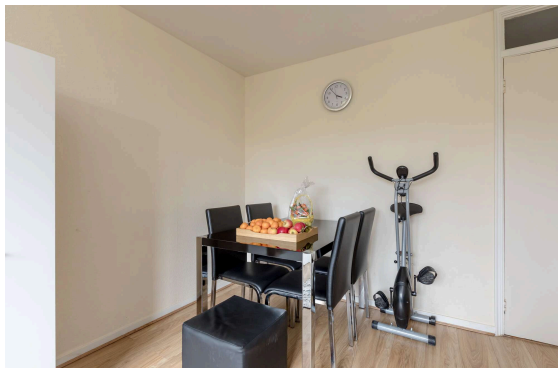
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1



EPC C





## Flat

Blair Cadell is delighted to present this well-maintained, two-bedroom flat—an ideal opportunity for first-time buyers or investors. Early viewings are highly recommended.

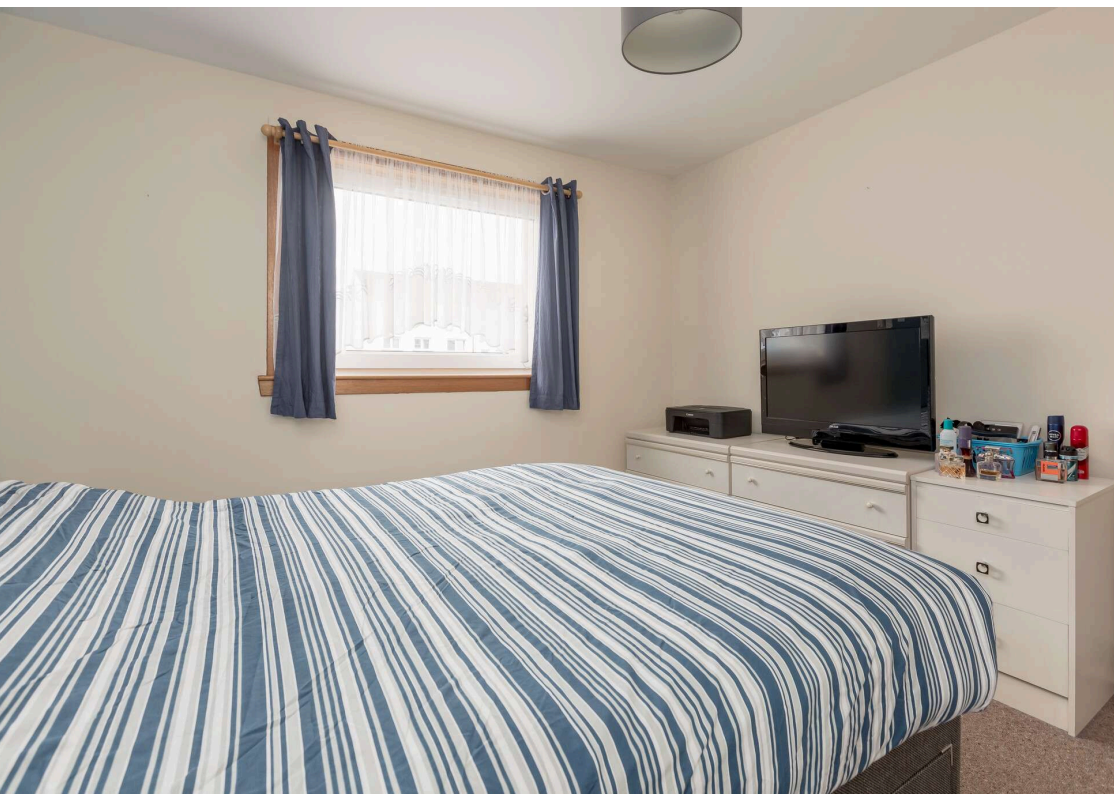
The property offers spacious and well-proportioned living, starting with a bright living/dining room perfect for entertaining family and friends. The kitchen is equipped with a range of floor and wall-mounted units, an electric hob, oven, and integrated appliances, all included in the sale. A generous pantry cupboard provides additional storage space. There are two double bedrooms, both featuring fitted wardrobes, offering ample storage. The bathroom is complete with a three-piece suite, including an electric shower over the bath. The hallway boasts a large storage room alongside an extra cupboard, ensuring practical solutions for everyday needs. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. The property benefits from free on-street parking and well-maintained communal gardens. **Please note:** The property is strictly sold as seen, with no warranties given for systems or appliances.

Located in the residential district of Wester Hailes, southwest of Edinburgh's city centre, the property enjoys convenient access to local amenities. The nearby Westside Plaza & Shopping Centre features a library, newsagent, Odeon cinema, and a range of shops, including a Lidl supermarket. For leisure, the Wester Hailes Education Centre offers excellent facilities, including a large swimming pool. Families benefit from a variety of nearby primary and secondary schools, with Edinburgh College, Napier University's Sighthill campus, and Heriot-Watt University easily accessible for higher education. The area is well-served by public transport, with frequent bus services and a local train station providing direct connections to the city centre and beyond. For drivers, the City Bypass is only a short drive away, offering quick access to the M8, M9, and A1 motorways.

**Viewing by appointment on 0131 337 1800**





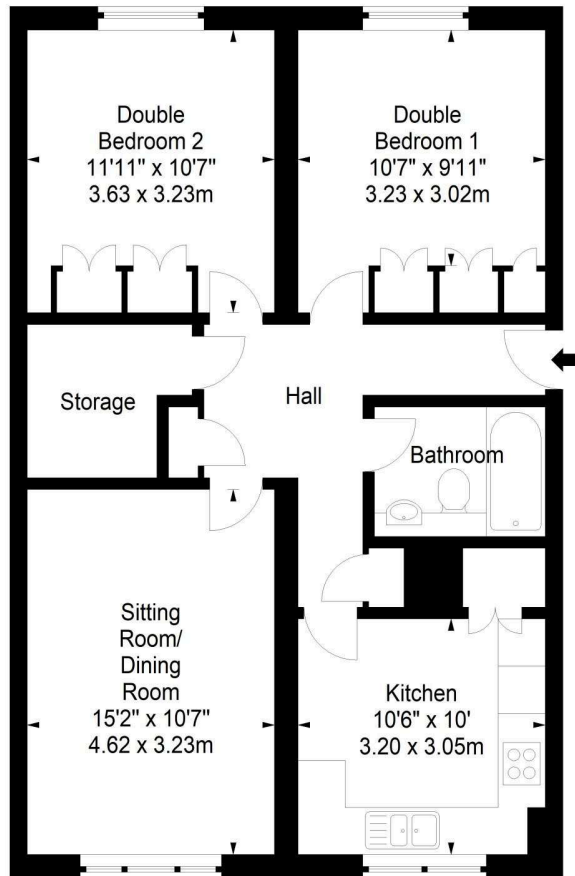




Hailesland Grove,  
Edinburgh,  
Midlothian, EH14 2QF



Approx. Gross Internal Area  
770 Sq Ft - 71.53 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor



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