



## 50 Hay Drive, Edinburgh, EH16 4AL

Light & Tastefully Presented, Two-Bedroom, Semi-Detached Home with Gardens & Driveway

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# Property Description

This light and tastefully finished two-bedroom semi-detached house offers stylish, ready-to-move-into accommodation with the added benefit of a private garden and driveway. Set in a quiet cul-de-sac of an established residential area in Niddrie, lying southeast of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, conservatory, two double bedrooms, and a family bathroom.

With light modern decor throughout, highlights include a fitted kitchen with appliances, a stylish bathroom, HIVE gas central heating and contemporary flooring. In addition, there is a bespoke media wall for the lounge, double glazing, and good storage provision, including a partly floored loft, with shelving, offering additional storage.

Externally, the property boasts a generous south-facing rear patio garden with ample space for garden furniture and a store shed, while to the front, there is a driveway and a further paved patio area.

The property opens with a welcoming entrance hallway leading into a bright, front-facing living room, featuring wood-effect flooring, a bespoke media wall with a TV mounted point and fireplace, a panelled feature wall, and a handy built-in storage cupboard. To the rear, a spacious kitchen is fitted with modern units, stone-effect worktops, tiled splashbacks, an integrated fridge/freezer, with freestanding appliances including a gas cooker, dishwasher, washing machine, and tumble dryer. From the kitchen, there's access to a south-facing conservatory—an ideal additional living or dining space.

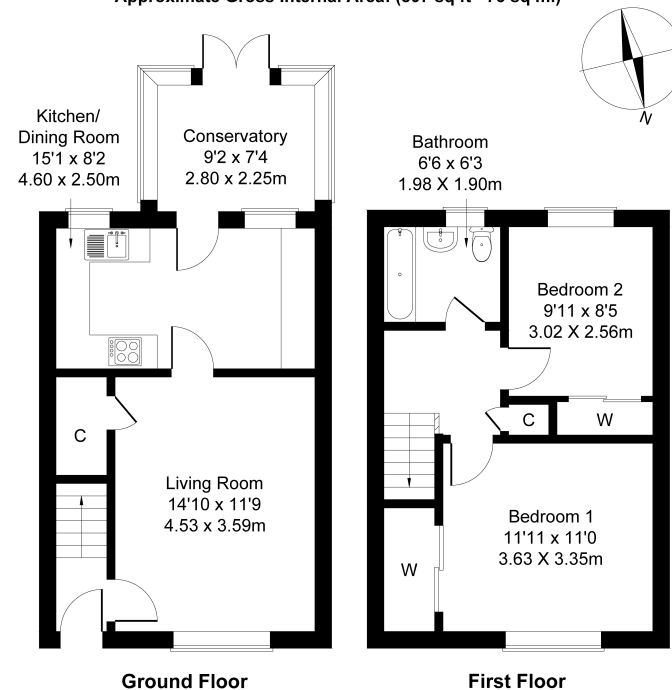
Upstairs, there are two well-proportioned double bedrooms. The generous principal bedroom features a panelled accent wall, a large built-in wardrobe, and ample space for additional furniture. The second bedroom also benefits from a built-in wardrobe and carpeting. A stylish, contemporary bathroom completes the accommodation, fitted with a modern three-piece suite, a rainfall shower over the bath, marble-effect splash panels, and a ladder-style radiator.

Ideal for first-time buyers, young families, or those looking to downsize, this impressive home is well-located for local amenities, schools, and transport links into the city centre.



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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

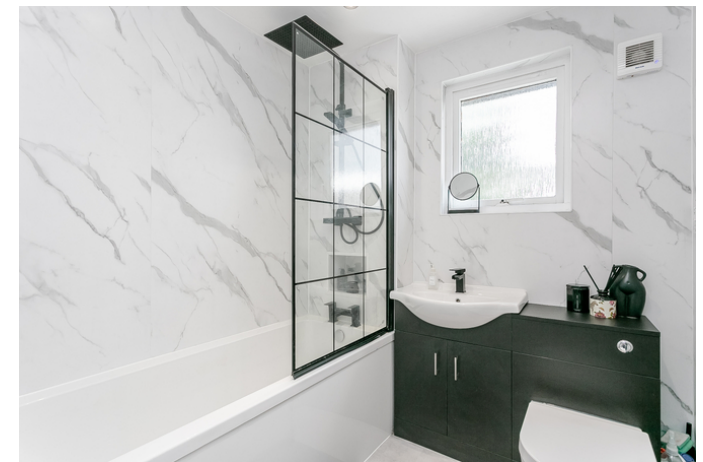
## Area Description

Niddrie is a well-established residential district situated to the southeast of Edinburgh city centre. The area benefits from a wide selection of local amenities, including a Lidl supermarket and a comprehensive range of high-street retailers at nearby Fort Kinnaird, which also features a multiplex cinema. Additional shopping options include an ASDA at the Jewel and a Sainsbury's superstore at Cameron Toll Shopping Centre. For leisure and outdoor activities, residents can

enjoy the scenic open spaces of Portobello's seafront promenade, as well as the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch, and Figgate Park. The area is well served by a number of reputable schools catering to all age groups. Excellent transport links are available, with regular bus services along Niddrie Mains Road and convenient access to the A1 for routes in and out of the city.







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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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