



Property Description

Light and tastefully presented, two-bedroom, semi-detached home, with generous gardens and a driveway. Located in a quiet cul-de-sac, in the popular Niddrie area, southeast of Edinburgh centre.

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

Features include a modern fitted kitchen and a stylish bathroom, contemporary flooring, gas central heating and double glazing.

Externally, the property benefits from low-maintenance landscaping to the front with a paved driveway; whilst the rear garden features a lawn, patios, and a store shed.

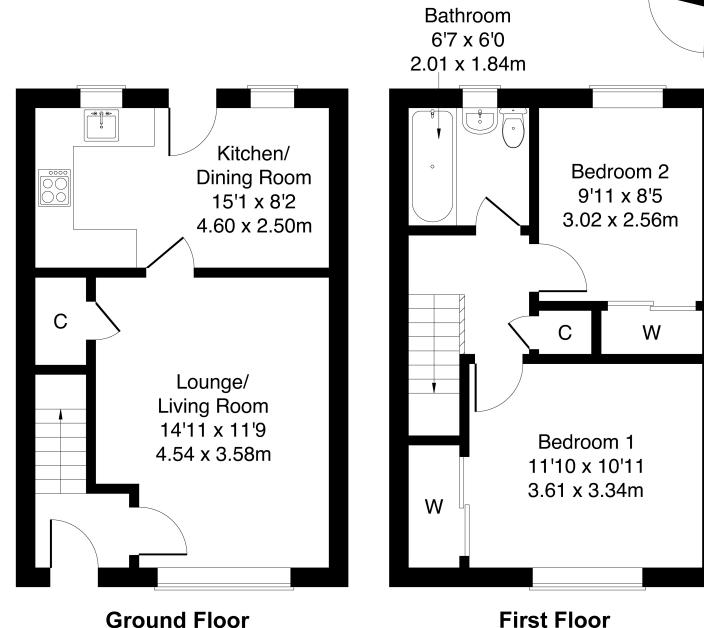
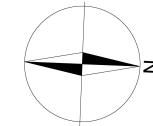
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and opens into a bright front-facing living room, tastefully finished with light decor, carpeted flooring and a built-in storage cupboard, whilst also offering ample space for dining if desired. Set to the rear, with a door leading to the garden, the kitchen also offers space for dining; whilst modern fitted units include wood effect worktops, and an integrated gas hob, oven and washing machine.

On the upper floor, two double bedrooms are set to opposite aspects, similarly well-finished, with wood effect flooring and built-in wardrobes, with bedroom one offering a generous room size. Completing the accommodation, the family-size bathroom is fitted with a modern three-piece suite including an electric shower over the bath and panelled splash walls.



49 Hay Drive, Edinburgh, EH16 4AG

Approximate Gross Internal Area: (710 sq ft - 66 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 an established residential area, located east of Edinburgh centre. Local shops can be found throughout, including a Lidl supermarket and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird, an ASDA at the Jewel, with Cameron Toll Shopping Centre offering additional shopping facilities plus a Sainsbury's superstore. Nearby Portobello offers open spaces

and a seafront promenade, and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east-of-city centre location gives good road links in and out of the city via the A1, with regular public transport available on Niddrie Mains Road.





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