



49 Hay Drive, Edinburgh, EH16 4AG

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

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

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.

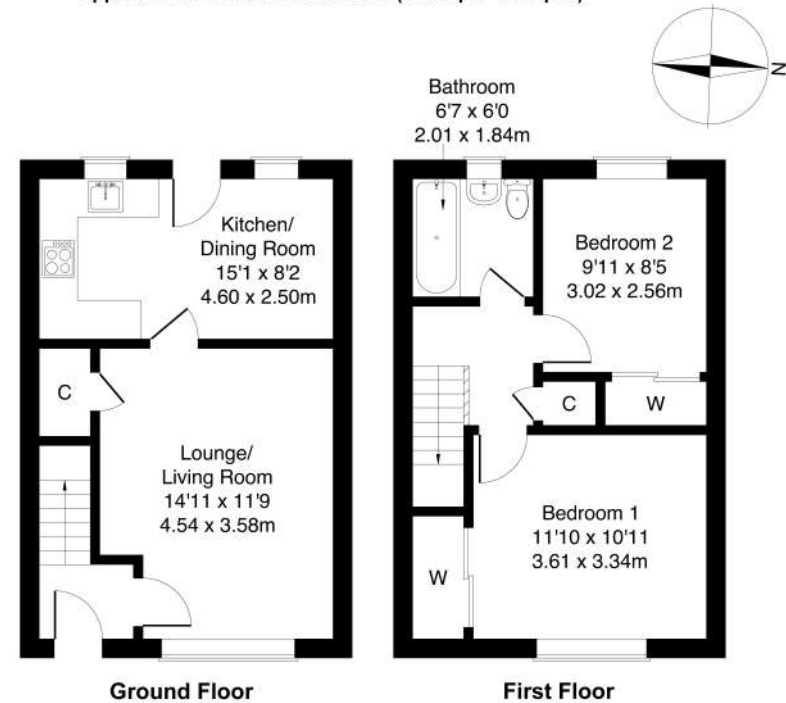
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and opens into a bright front-facing living room, tastefully finished with light decor, carpeted flooring and a built-in storage cupboard, whilst also offering ample space for dining if desired. Set to the rear, 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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

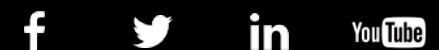
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.