

37E Hayfield, East Craigs Edinburgh, EH12 8UJ

OFFERS OVER £170,000



drummondmiller



- Secure second floor flat in popular estate perfect for first time buyers
- Two good sized double bedrooms
- Separate living room & kitchen
- Family bathroom with shower over bath
- Gas central heating and uPVC double glazing
- On street parking
- Popular estate with well-connected public transport close to airport
- EPC D

Description

Forming part of a popular development to the west of Edinburgh, this property (73sqm) comprises; hall with a storage cupboard, living room, fitted kitchen, two double bedrooms with integrated wardrobe and a family bathroom with shower over bath. The flat also benefits from gas central heating and double glazing. The property also benefits from a lockup garage for additional storage.





Heating and Double Glazing

Gas central heating is complemented by uPVC double glazing. There was a new boiler installed in early 2023.

Communal Garden, Parking & Garage

The flat enjoys a peaceful setting and benefits from unallocated car parking for the residents. The property also benefits from a lock up garage which is situated close by.

Location

East Craigs is a popular residential area which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets to be found at the Gyle complex, with Hermiston Gait just a little further afield. There are also numerous leisure and recreational facilities in the area, with a wider range of facilities to be found at adjoining Corstorphine. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.

Valuation

The mortgage valuation is £180,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

The Energy Performance Certificate rating is D and the property lies in Council Tax band C.

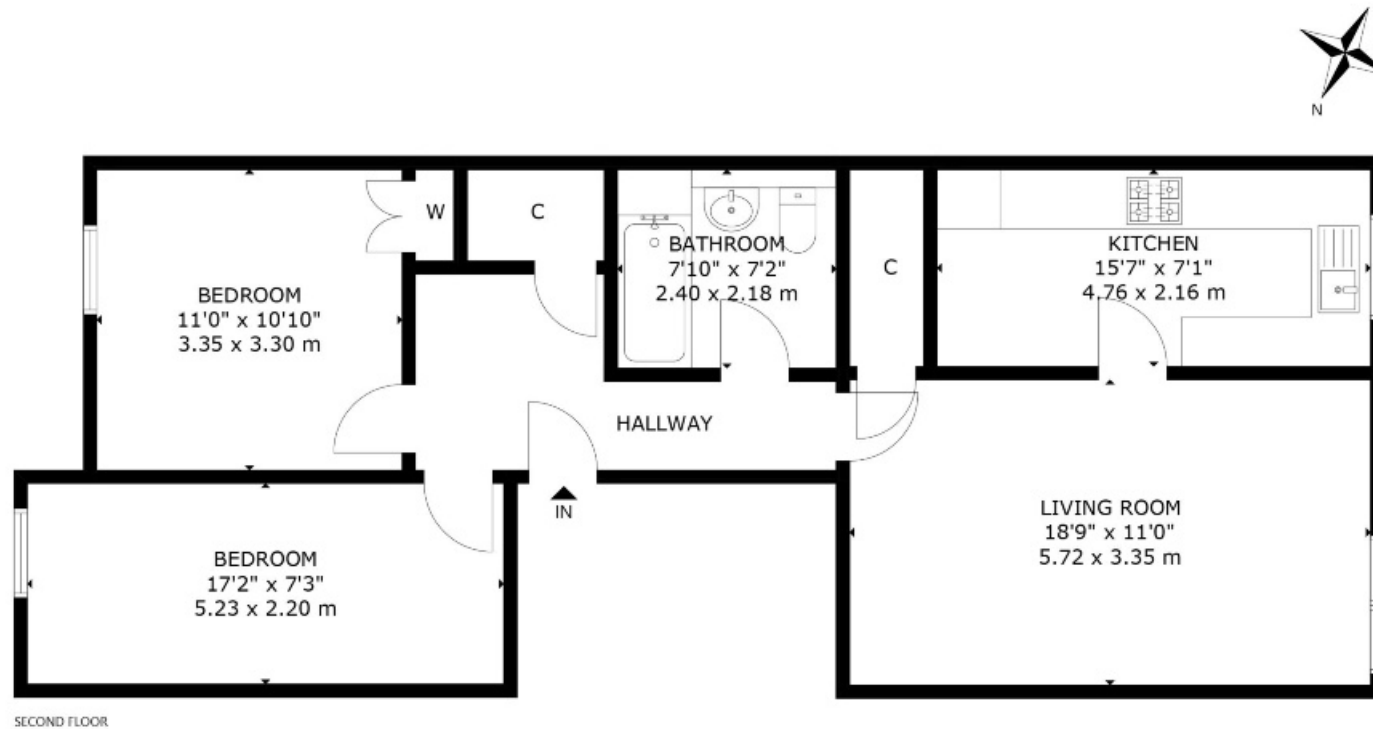
Extras

All fitted carpets, curtains, blinds and white goods are included in the sale price.

Viewing

To view telephone Agent 0131 229 3399





37E HAYFIELD, EDINBURGH EH12 8UJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 773 SQ FT / 72 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh

01506	0131	0131	0141	0131
655 034	663 9568	229 3399	332 0086	665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
dm-property.com

