










Offers Over

**£300,000**

## 52 Hayfield

East Craigs | Edinburgh | EH12 8UH

Neilsons are delighted to offer on to the market this well presented semi detached villa, which enjoys a peaceful setting on an established residential development, quietly tucked away in the highly sought after East Craigs area of the city. The property which is presented to the market in move in condition, boasts a substantial garden and offers spacious and highly flexible accommodation perfectly suited for professionals or the growing family.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom & WC
-  Garage and Driveway
-  Landscaped Garden
-  EPC Rating – C
-  Council Tax Band - D



## Description

Internally the accommodation briefly comprises: entrance hallway with stair to the upper level and convenient downstairs WC, light and airy reception/dining room with storage cupboard and access to garden, fitted kitchen with a range of base and wall mounted units, two well proportioned double bedrooms with fitted wardrobes, further good sized third bedroom and shower room. Further benefits include gas central heating, double glazing and good storage space.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob and electric oven.

## Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained gardens. The landscaped garden is mainly laid to lawn and patio, creating the ideal environment for children to play and to enjoy outside dining/relaxing. There is also a well maintained garden mainly laid to chip stones and patio. There is a driveway providing off-street parking leading to the garage with up and over door.

## Viewing

By appointment through Neilsons 0131 625 2222.



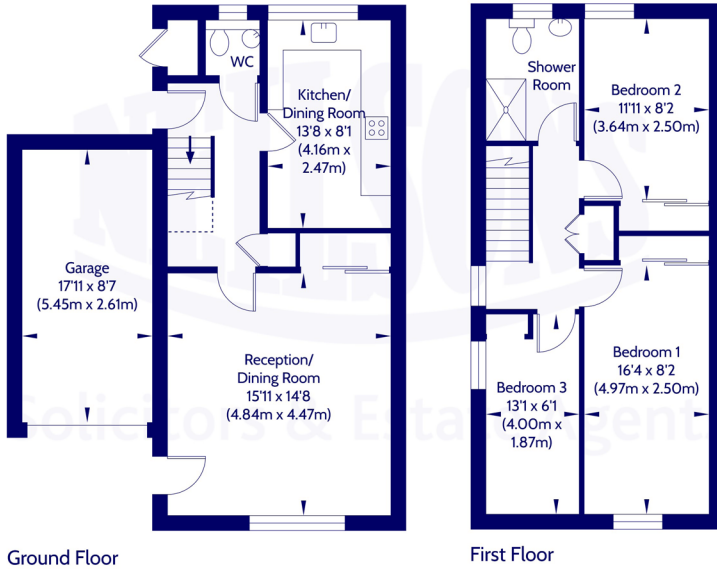


## Location

East Craigs lies to the North of Edinburgh's City Centre, within close proximity to fantastic variety of shops and services, including The Gyle Shopping Centre, Hermiston Gait and a large Tesco Superstore in neighbouring Corstorphine. There are regular public transport links operating into the city and surrounding areas and the house is ideally located for swift access to the City Bypass, linking the main Scottish motorway network and Edinburgh Airport. Recreational facilities can be found in the nearby districts of Drum Brae and Corstorphine including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo together with reputable golf courses. Corstorphine Hill and Cramond foreshore are both easily accessible, offering spectacular woodland and coastal views/walks.



Approx. Gross Internal Floor Area 89.31 Sq M / 961 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

