










Offers Over  
**£195,000**

## 53 Hay Drive

Niddrie | Edinburgh | EH16 4AG

A superb opportunity has arisen to acquire this impressive two bedroom semi-detached villa pleasantly tucked away in a quiet cul-de-sac setting within an established residential district in Niddrie. Conveniently located close to good day-to-day amenities, including the nearby Fort Kinnaird, the property will undoubtedly appeal to first-time buyers and growing families. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Single driveway
-  EPC Band - C
-  Council Tax Band - B



## Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway, bright and spacious lounge with a front-facing aspect and a sizeable understairs storage cupboard, modern fully-fitted kitchen/diner with tiling in splash areas, ample dining space and integrated and freestanding white goods, first floor landing with a useful shelved cupboard and attic access, first generous double bedroom with a sizeable closet and ample room for freestanding furniture, second large double bedroom with integrated wardrobes and space for different configurations, and a partially-paneled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Private garden grounds can be found to the front and rear with the rear being generous in size and mostly laid to lawn, offering lots of potential for new residents. For the car owner, there is a single driveway for secure off-street parking as well on-street free parking to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





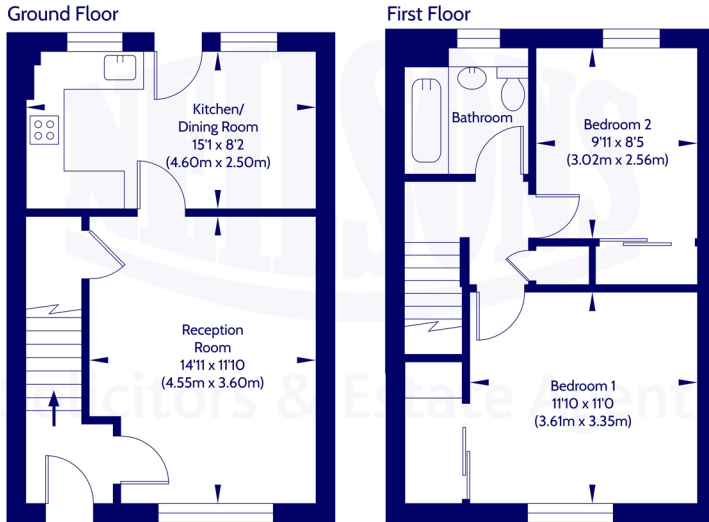
## Location

Niddrie lies to the south east of the City Centre and is well served by the local public transport system linking with most of the surrounding areas of the City. Many local retailers including banks, chemists and post office are close to hand for daily shopping needs together with a local 24hour Asda and many specialist retailers at nearby Fort Kinnaird retail park. Good schooling can be found at all levels locally. Many leisure and recreational facilities are close at hand including golf courses and health clubs. The property is ideally located to take advantage of the proximity to the A1 and City Bypass for the commuter and a frequent public transport service passes along the main road and provides access to most parts of the City and surrounding area with a park and ride rail station at Newcraighall.





Approx. Gross Internal Floor Area 66.54 Sq M / 716 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.





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