



78 Hay Drive
NIDDRIE | EDINBURGH | EH16 4AL


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented three-bedroom semi-detached home, ideally nestled on a quiet residential street just moments from excellent local amenities and superb transport links. Offering generous living space and a host of modern features, this is a perfect opportunity for families, professionals, or discerning buyers seeking comfort and convenience in a highly sought-after location.

Step inside to discover a warm and welcoming entrance hallway that leads into a bright, twin-windowed lounge—ideal for relaxing or entertaining. The contemporary dining kitchen is a true heart of the home, complete with modern finishes and direct access to the private rear garden.

Upstairs, the property continues to impress with two spacious double bedrooms, including one with built-in wardrobes, and a sleek, fully tiled shower room featuring a stylish three-piece suite, vanity sink unit and underfloor heating.

A standout feature of this home is the thoughtfully converted attic, now a luxurious master bedroom. This stunning space boasts custom-built wardrobes and ample room for free-standing furniture, offering a peaceful retreat from the rest of the home.

Outside, enjoy a fully enclosed rear garden designed for low-maintenance living, complete with AstroTurf lawn, a chic patio area, and a charming veranda—perfect for outdoor dining and entertaining year-round. The property also benefits from a private driveway, gas central heating, and double glazing throughout.

Key Features:

- Quiet yet well-connected location
- Three spacious bedrooms including attic master suite
- Modern kitchen with garden access
- Stylish family shower room with electric floor heating
- Private driveway and enclosed rear garden
- Gas central heating and double glazing

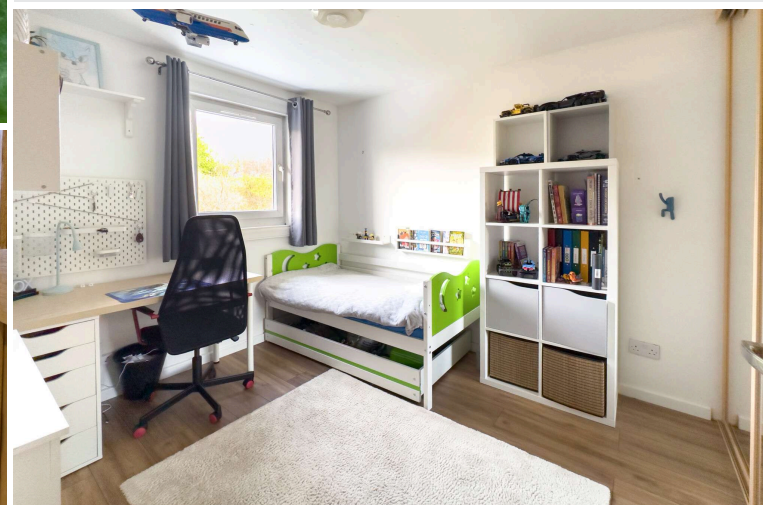
EPC Rating C, Council Tax Band B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



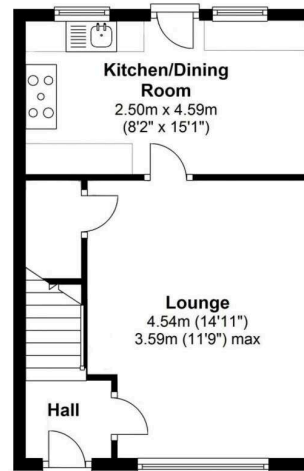
All curtains, blinds, light fittings, hob and oven will be included in the sale.

The popular Niddrie area of Edinburgh offers a good range of small specialist shops serving the local community, a Lidl store, a doctors and chemist, all located along Niddrie Mains Road. Just a little further afield is the impressive Fort Kinnaird leisure park, where you can find an excellent choice of high street names, eateries and a cinema, and there's also a large Asda superstore at the Jewel. The property is close to the green open space of Hunter's Hall Park, home to the Jack Kane Sports Centre. One of Edinburgh's famous landmarks, Arthur's Seat, sits within Holyrood Park, just a short journey away and ideal for scenic walks and excellent views across the City skyline. Schooling is well represented from nursery to senior level and the property is conveniently positioned for those connected to Edinburgh Royal Infirmary. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

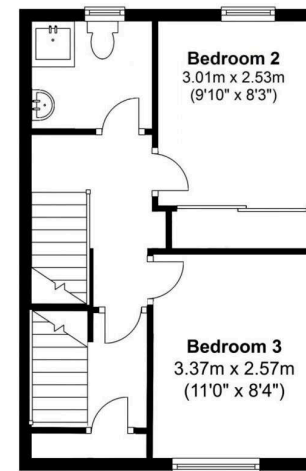




Ground Floor



First Floor



Attic

