



37b Hayfield, Edinburgh, EH12 8UJ

Description

Bright and spacious two bedroom ground floor apartment set within landscaped communal gardens and with a leafy outlook. The property has excellent potential and benefits from gas central heating and double glazing.

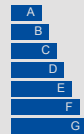
- Entrance hall with two deep storage cupboards
- Large sitting/ dining room with cornicing, fitted carpet and windows to the rear with a pleasant leafy outlook
- Partially tiled bathroom with WC, wall hung basin and bath
- Two spacious double bedrooms, both of which have built-in wardrobes
- The kitchen is fitted with a range of white units, laminate worktops with inset stainless steel sink and the appliances include a cooker, washing machine and fridge freezer



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside and Gardens

There are pleasantly landscaped shared gardens surrounding the property which are mostly laid to lawn.

Location

Hayfield is an established development within East Craigs, which lies to the west of the city and is served by good local amenities and excellent shopping facilities nearby at The Gyle Shopping Centre, Hermiston Gait Retail Park and in neighbouring Corstorphine. The property is in easy commuting distance of Edinburgh Park, a business centre with many large employers. Leisure facilities are well catered for with the David Lloyd Leisure Centre just a short distance away and several great golf courses in the area including the Royal Burgess, Bruntsfield and Turnhouse. There is a regular bus route to the City Centre the property is ideally located for accessing Edinburgh International Airport, M8/ M9, Forth Road Bridge and city bypass. There is a new tram and train station nearby at Edinburgh Gateway.

Extras

The fixed floor coverings, curtains, blinds, light fittings and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

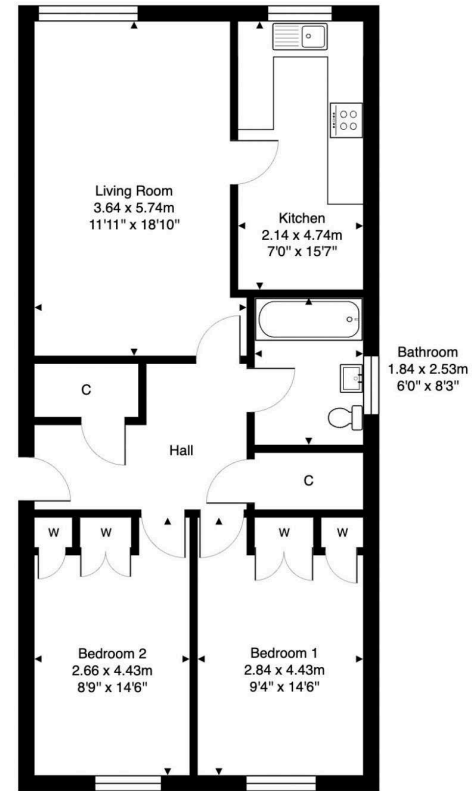








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Ground Floor



Total Area: 73.1 m² ... 786 ft²

All measurements are approximate and for display purposes only.

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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