



31A Hayfield
Edinburgh, EH12 8UJ



"31A Hayfield is spacious one bedroom ground floor flat, forming part of a popular development with landscaped communal grounds"

- WELL MAINTAINED SHARED STAIR
- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- LANDSCAPED COMMUNAL GROUNDS
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

East Craigs is a well established and highly sought after district, situated to the North West of the city centre. The area is well served by local amenities and neighbouring Corstorphine Village offers a superb range of shopping outlets. Further shops can be found at the Gyle Complex, with Hermiston Gait just a little further afield. Leisure facilities are catered for by David Lloyd Leisure Centre which is easily accessible, Corstorphine Hills which offers enjoyable walks and several golf courses including the Royal Burgess and Bruntsfield. Schooling is well represented from nursery to senior level, whilst for the professional sector the Edinburgh Business Park and Royal Bank of Scotland Headquarters at Gogar are close by. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away



DESCRIPTION

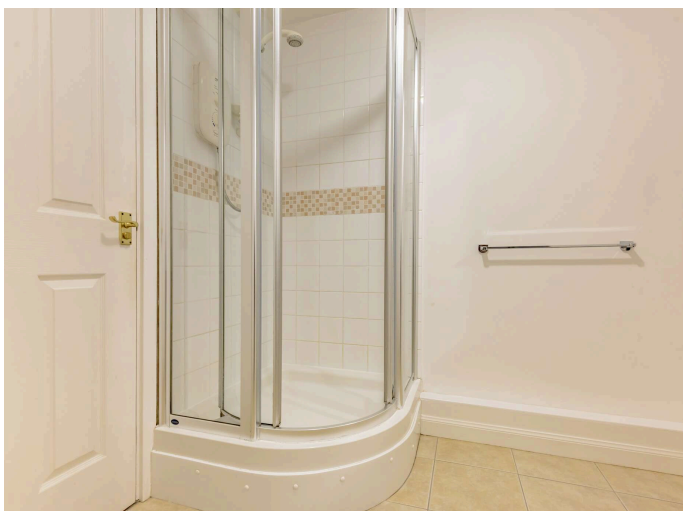
31A Hayfield is a beautifully presented one bedroom ground floor flat, forming part of a popular residential development with landscaped communal grounds. The accommodation, which is offered in move-in condition, comprises: welcoming entrance hall with cupboard off; bright and generously proportioned living room with ample space for dining table and chairs; spacious well-equipped kitchen with integrated gas hob and electric oven; good sized double bedroom with built-in wardrobes and contemporary shower room with electric shower.

Further benefits include: gas central heating; double glazing; residents parking; communal drying room accessed via stairwell; great transport links and local amenities. The property would be an ideal first time purchase or buy-to-let investment. The energy efficiency rating for this property is band C

COUNCIL TAX

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

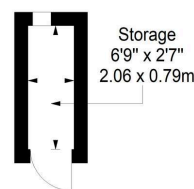
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



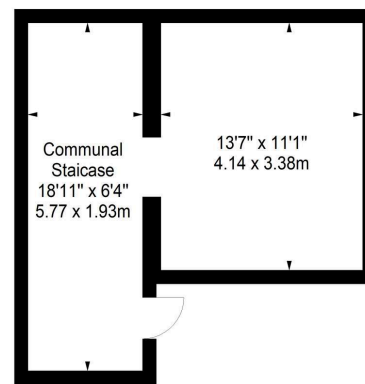
Hayfield,
 Edinburgh,
 Midlothian, EH12 8UJ



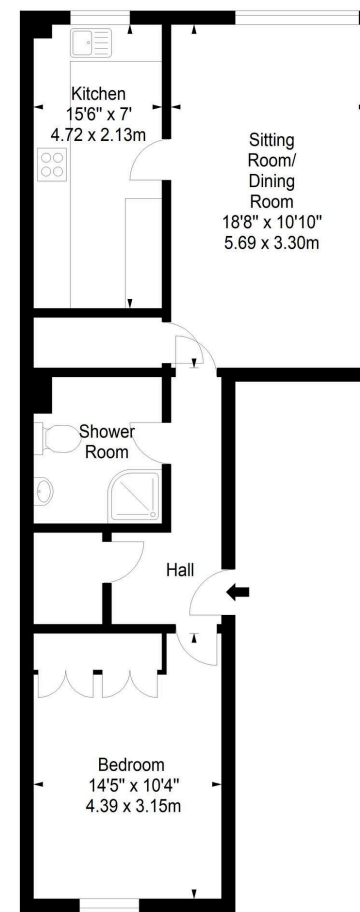
Approx. Gross Internal Area
 639 Sq Ft - 59.36 Sq M
 Out Buildings
 Approx. Gross Internal Area
 298 Sq Ft - 27.68 Sq M
 For identification only. Not to scale.
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Ground Floor



Ground Floor



Ground Floor

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