



26 Hayfield
EAST CRAIGS | EDINBURGH | EH12 8UH

warners
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Nestled in a quiet cul-de-sac in the heart of sought-after East Craigs, moments from excellent amenities, quick transport links and vast open green spaces is this spacious home with separate garage and secluded rear garden.

The accommodation which now requires modernisation comprises a welcoming entrance hallway, a bright dual aspect lounge with French doors to the rear garden and generous dining space, a fitted kitchen with breakfast bar and downstairs is completed by a shower room. Following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms and the property is completed by a bathroom with white three piece suite.

Externally the fully enclosed South-East facing rear garden is mainly laid to lawn and offers a high degree of privacy.

- Quiet setting in the heart of East Craigs
- Separate garage and South-East facing rear garden
- Now in need of modernisation
- Welcoming hallway
- Bright dual aspect lounge with dining space
- Fitted kitchen with breakfast bar
- Three well-proportioned bedrooms
- Two bathrooms

Energy Rating D, Council Tax Band D.

All fixtures, fittings, window coverings, light fittings and integrated kitchen appliances will be included in the sale.

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





The well regarded East Craigs area is quietly tucked away yet is close to a wealth of amenities. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Neighbouring Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket, and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, plus tennis, badminton and squash courts, whilst there's are also easy access to football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular buses, a tram stop at Edinburgh Gateway, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South



