



14 Hay Avenue, Edinburgh, EH16 4AQ

www.mcdougallmcqueen.co.uk



An excellent first time buyer opportunity, McDougall McQueen present to the market this bright and spacious two bedroom main door flat with private gardens to the front and rear offering modern and flexible accommodation. The property boasts a fabulous position being only minutes from the Fort Kinnaird retail park along with excellent transport links to and from the city centre. The property is presented to the market in good order throughout, we would advise an early viewing.

- Reception hallway with a large storage cupboard.
- Front facing living/dining room, door accesses the kitchen.
- Fully fitted kitchen equipped with a range of wall and base units along with integrated appliances. Door accesses the rear garden.
- Rear facing double bedroom with built in wardrobes.
- Double bedroom front facing with built in wardrobes.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Private gardens to the front and rear.
- On street parking.



Location

Niddrie lies to the southeast 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.

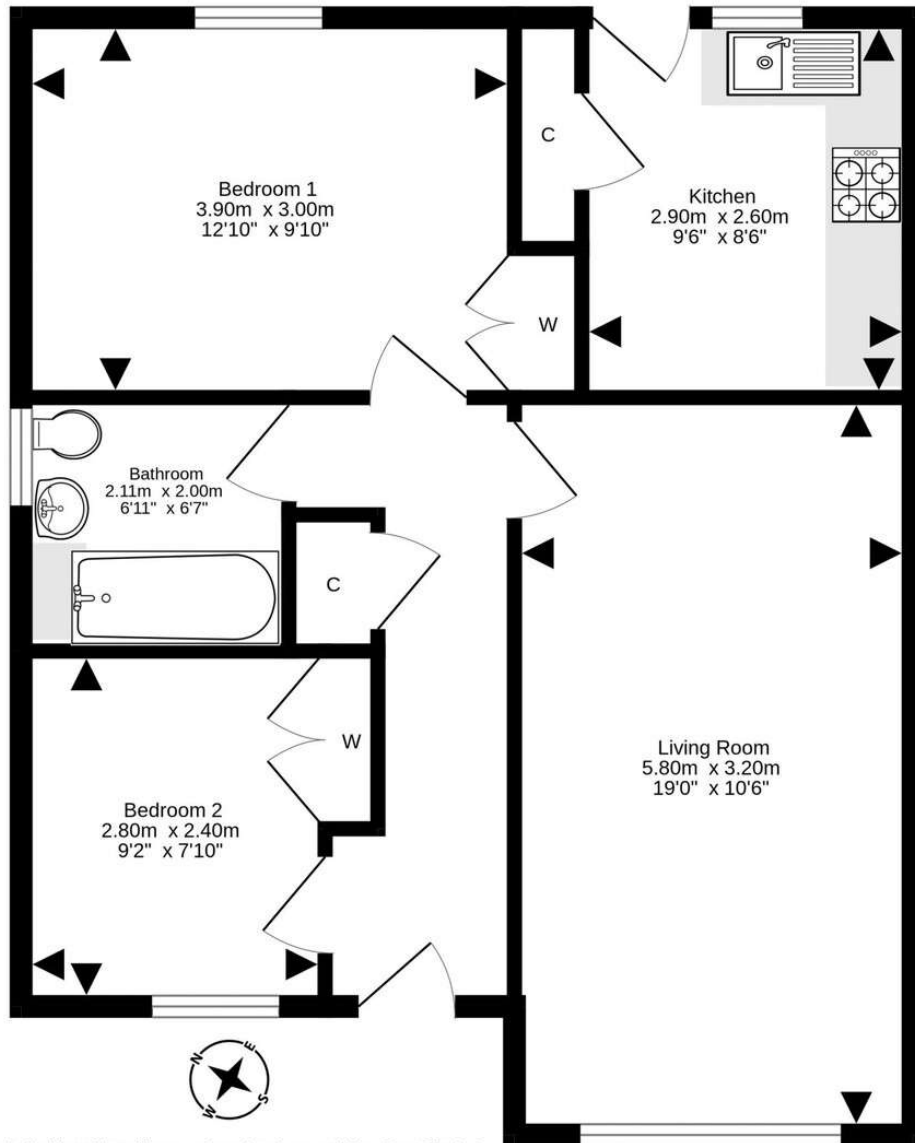
Extras

The integrated kitchen appliances, hot tub (though has been switched off over the winter), blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2023



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

