



**63 Hay Drive, Niddrie,
Edinburgh, EH16 4AG**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE AND WELL-PRESENTED

TWO-BEDROOM, SEMI-DETACHED HOUSE



This attractive and well-presented, two-bedroom, semi-detached house is located in a quiet street in the popular Niddrie district in Edinburgh, close to excellent local amenities, the Jack Kane Centre and Fort Kinnaird Retail Park. This property has been very nicely decorated throughout and is in walk in condition. On the ground floor there is a bright lounge, with a window to the front of the property and a storage cupboard, a modern fitted kitchen, with a good range of units, appliances and space for dining, and a door leads out to the garden. On the upper floor there are two double bedrooms, both with fitted wardrobes, a landing with storage and access to the partially floored attic, and a contemporary family bathroom. To the rear of the property there is a lovely, sunny garden with an area of lawn, a patio and a large store. There is also a driveway to the side of the property. This is an ideal property for a first-time buyer.

- Entrance hall
- Lounge
- Dining kitchen
- Two double bedrooms
- Bathroom
- Attic
- Gas central heating
- Double glazing
- External store
- Garden
- Driveway





NIDDRIE

Niddrie lies to the south east 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

All fitted carpets, floor coverings, blinds, light fittings, double oven/grill, hob, washing machine, fridge freezer and external store are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

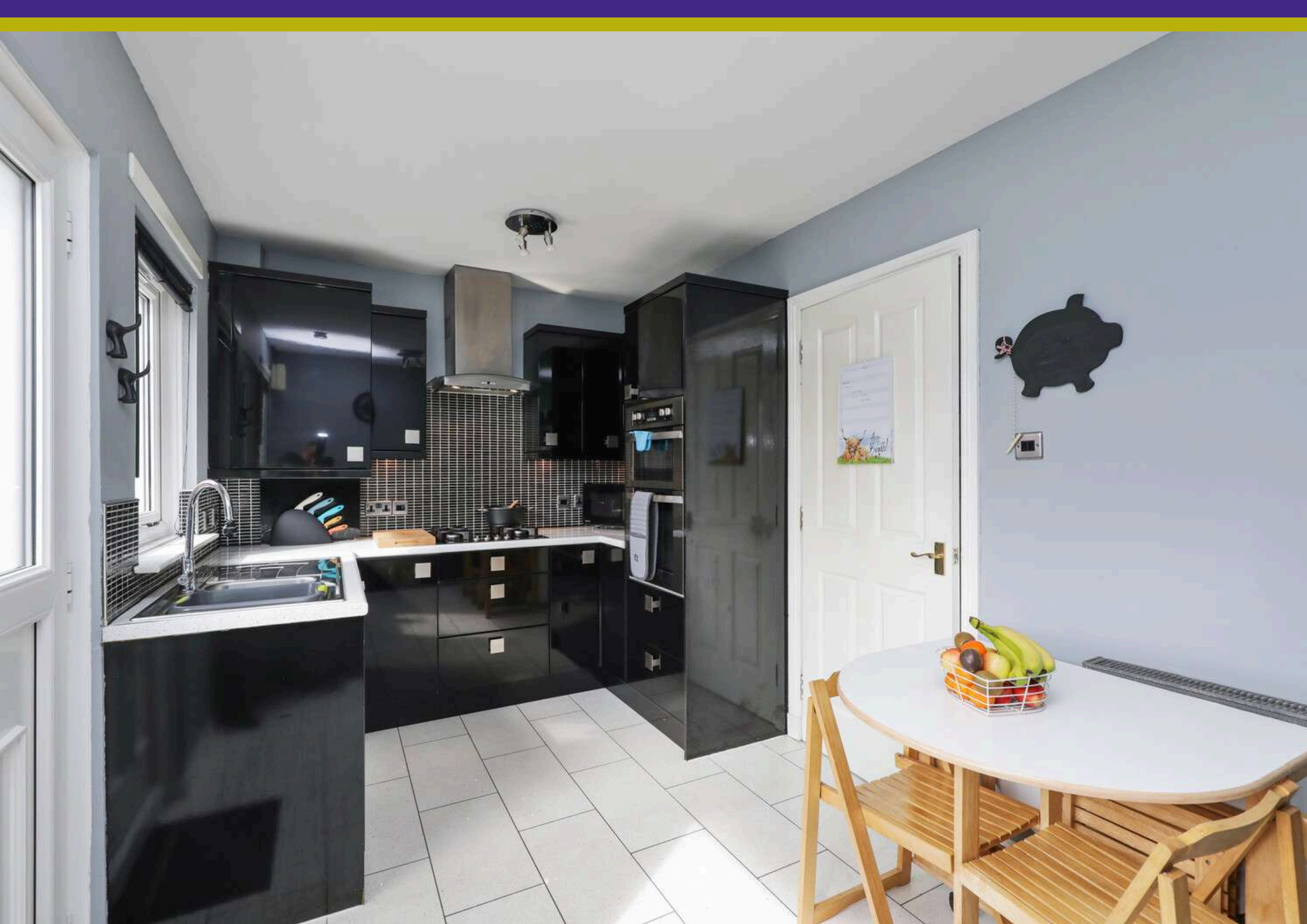
Home Report Valuation

£200,000

EPC Rating

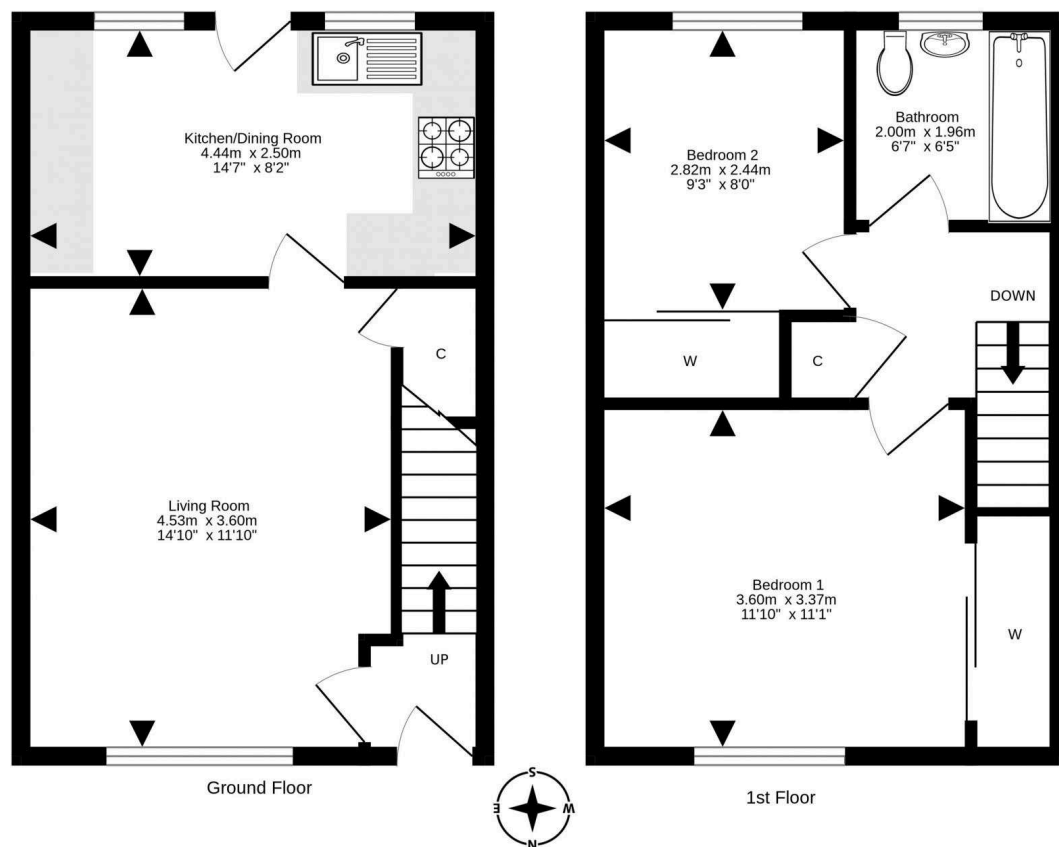
C











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



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