





Forming part of a modern development in East Craigs, this one-bedroom flat comes with beautifully presented attractive, modern interiors and spacious accommodation. The home features a generous, west-facing living and dining room, a stylish fitted kitchen with a west-facing window, a double bedroom with a built-in mirrored wardrobe and a contemporary shower room. Externally, Hayfield residents enjoy shared, well-maintained grounds, convenient residents' parking and access to a wide range of excellent amenities, including shops, outdoor space, commuter links, cafes and restaurants. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



FEATURES

- Attractive ground-floor flat
- Exclusive contemporary development
- Outstanding location near shops and commuter links
- Secure entry system
- Bold, modern interiors throughout
- Entrance hall with storage
- West-facing living/dining area
- Stylish, sunny kitchen
- Double bedroom with wardrobe
- Modern shower room
- Well-kept communal grounds
- Private garden-level store
- Private residents' parking







"APPEALING CITY LOCATION
SERVED BY FANTASTIC
AMENITIES, INCLUDING
SHOPS, TRANSPORT LINKS,
AND GOLF LINKS."





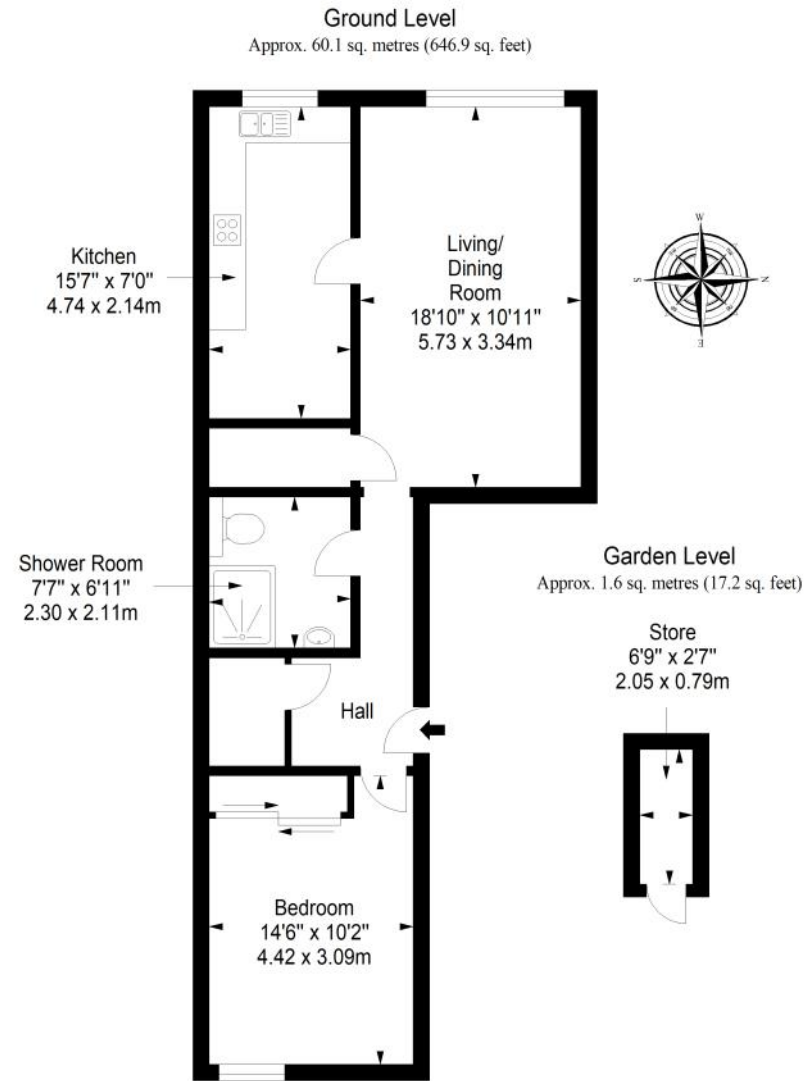
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 61.7 sq. metres (664.1 sq. feet)



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