




McEwan Fraser Legal

Solicitors & Estate Agents

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7 Hay Drive

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E d i n b u r g h

Located in The Hays area of Edinburgh, the property is well positioned to take advantage of a good range of local convenience shopping with further amenities available at the Cameron Toll Shopping Centre, Asda Hypermarket and the Fort Kinnaird retail and leisure complex.

Neighbouring Portobello and Musselburgh also offer a wide range of shops and facilities including a sports centre and pleasant coastal walks along the beach/promenade. Schools catering for all age groups are easily accessible and the property is also convenient for those connected to the Royal Infirmary. Excellent local leisure facilities in the vicinity include the Jack Kane Sports Centre and East Neighbourhood Centre and Craigmillar Library.

A regular and effective public transport service operates nearby to many parts of the city and surrounding areas with the city bypass.



7 Hay Drive

Well-presented, three bedroom, semi-detached family home, with front and rear gardens and off street parking.

The accommodation comprises under stairs WC, a good sized living room with laminate flooring, spacious dining kitchen to the rear which also

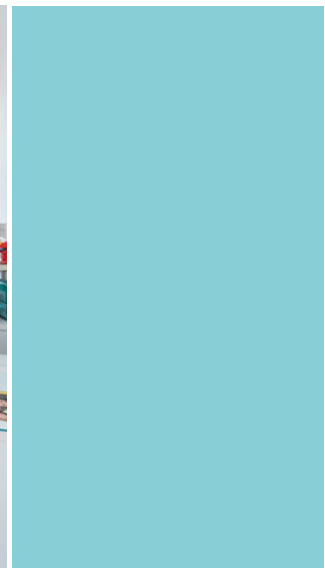
allows access to the rear garden.

Upstairs there is a new bathroom with three piece suite and electric shower over the bath. Two good sized double bedrooms and a further single room. All the bedrooms are carpeted.

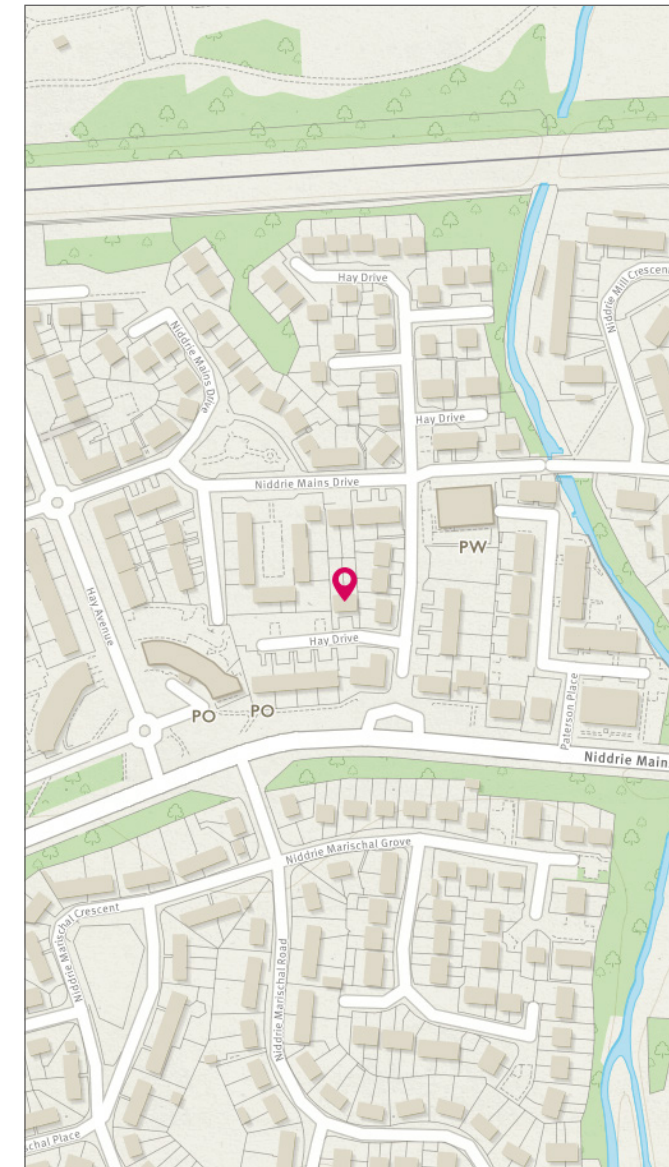
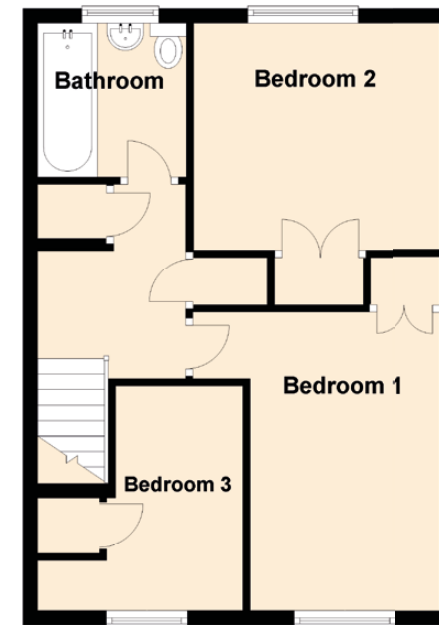
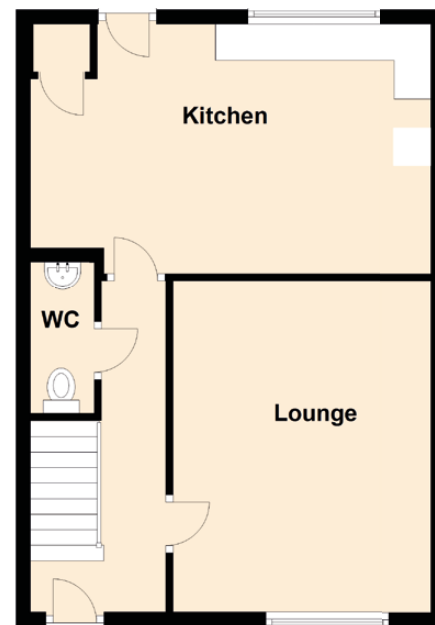
There is an attic which is not floored.



Fantastic opportunity to purchase a three bedroom semi detached with off street parking.



Property Specifications



Approximate Dimensions (Taken from the widest point)

Lounge	4.58m (15') x 3.57m (11'9")
Kitchen	5.54m (18'2") x 3.45m (11'4")
WC	1.83m (6') x 0.88m (2'11")
Bedroom 1	4.12m (13'6") x 2.63m (8'8")
Bedroom 2	3.41m (11'2") x 3.13m (10'3")
Bedroom 3	3.10m (10'2") x 2.83m (9'3")
Bathroom	2.12m (6'11") x 2.05m (6'9")

Gross internal floor area (m²): 91m² EPC Rating: C




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