



Solicitors & Estate Agents



Offers Over
£185,000

29H Hayfield

East Craigs | Edinburgh | EH12 8UJ

An immaculately presented two bedroom second floor flat, set within an established development in the popular district of East Craigs. Conveniently located for local amenities and transport links, the property combines contemporary finishes with the added benefit of a private garage, making it an appealing choice for first time buyers, professionals and those looking for a well maintained home in a convenient residential setting.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Communal gardens
-  Single garage
-  EPC rating – D
-  Council tax band – C



Description

In true move in condition, you enter a welcoming hallway with two deep storage cupboards and to your left is the bright and airy lounge/dining room with a peaceful leafy outlook. Off the lounge is the stylish kitchen which has a range of wall and base units with co-ordinated worktops. There are two double bedrooms, both with built in wardrobes and a modern bathroom with a crisp white suite, rainfall shower over the bath, heated towel rail and a skylight. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven and integrated dishwasher. Other items of furniture may be made available by separate negotiation.

Communal areas and Parking

Well maintained landscaped grounds surround the development, with residents also having access to a communal basement area where a private secure locker is located. The property has a single garage with an up and over door, and on street residents and visitors parking is also available.

Factoring

There is a Residents' Association to which an annual fee of approximately £190 is payable for the upkeep of the communal garden grounds.

Viewing

By appointment through Neilsons (0131 625 2222).





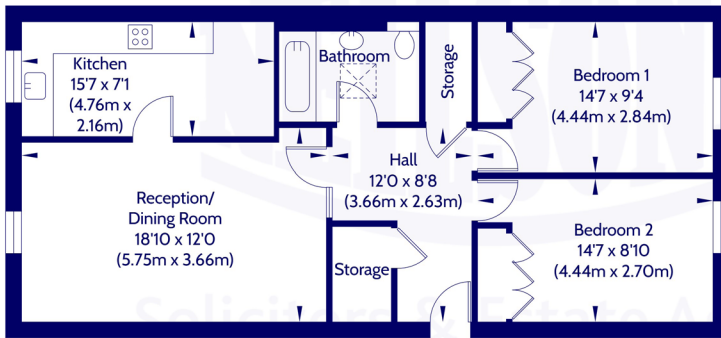
Location

East Craigs lies to the north west of Edinburgh's city centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Edinburgh Business Park and the RBS Headquarters at Gogarburn are both within easy reach with a regular public transport service operating into the city and surrounding areas. The property is also ideally located for swift access to the City By-pass linking the main Scottish motorway network and Edinburgh Airport. The A90 is within easy reach providing access to the Queensferry Crossing and Fife beyond. Recreational facilities can be found in the neighbouring districts of Drum Brae and Corstorphine including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, together with reputable golf courses. Lovely walks can also be enjoyed at Cramond Foreshore.

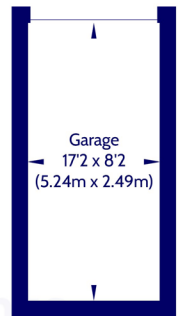




Approx. Gross Internal Floor Area 73 Sq M / 789 Sq Ft.



2nd Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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