



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**45 Peacocktail Close**

EDINBURGH, EH15 3QT





# Edinburgh

EH15 3QT

Newcraighall is a long-established, much respected residential district lying on the east side of the City, adjacent to the Portobello/Musselburgh Bypass. The area is exclusively residential and comprises a wide variety of property styles. Recently a few residential well-designed estates have been developed offering a variety of property styles and sizes.

Local shopping could not be better. Within the area is Asda, capable of supplying everything for most family's normal weekly requirements at very competitive prices. If a greater variety is required then Cameron Toll shopping complex and Fort Kinnaird are only a short distance from the property and here banking and building society services can be found along with a wide variety of High Street stores along with a Sainsbury's Superstore. Should all of this prove inadequate then it is a simple matter to travel into the City Centre.

The City Centre can be accessed very easily by frequent bus services and generally the journey should take no more than 20 minutes. Furthermore, there is the easiest possible access to many parts of the City using the Musselburgh and City Bypass. In fact, these roads give access to all major trunk routes. Even the M8 and M9, which lie just beyond Edinburgh Airport, can generally be reached in a matter of twenty-five minutes.

Recreational facilities can be found at Jack Kane Sports Centre as well as Portobello Golf Course and Swimming Baths and the vast expanse of Holyrood Park/Arthur Seat which offers almost country like walks within the very heart of the city.







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This two-bed terraced house is in need of a fresh start and would make an ideal home for an ambitious first time buyer or a sound buy to let investment. The needs some upgrading so this is the ideal opportunity to purchase a property that you can really make your mark on.

The property is located in a quiet residential area with very little passing traffic making it ideal for a family or those who just enjoy quiet surroundings.

The property is entered into a welcoming hallway, which provides access to the lower level of the accommodation. The large airy living room provides a generous living space with plenty of room for furniture and units. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space and free standing appliances. From the kitchen one can access the fully enclosed rear garden that is laid mainly to lawn.

Upstairs the two generous sized rooms that are flooded with natural light and allow space for additional free standing furniture if required as well as having built-in storage space. A three piece bathroom with shower over bath completes the accommodation.

An attic space can be accessed from the first-floor landing that is a handy additional storage space if required.

Internal viewing is highly recommended.





# Specifications & Details

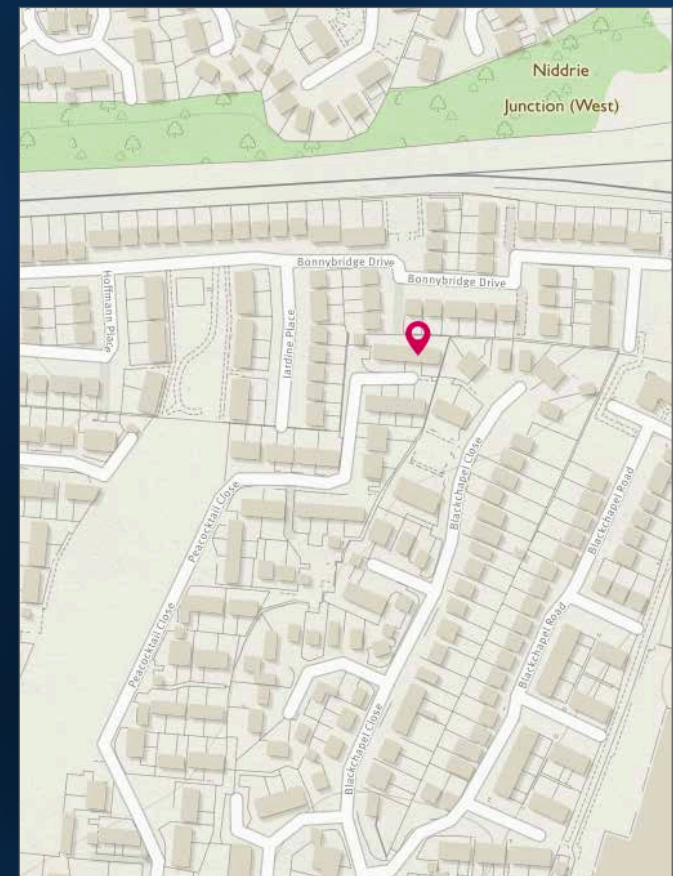
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.97m (13') x 3.14m (10'4")
Kitchen	4.15m (13'7") x 1.96m (6'5")
Bedroom 1	3.15m (10'4") x 2.92m (9'7")
Bedroom 2	3.44m (11'3") x 2.14m (7')
Bathroom	2.01m (6'7") x 1.92m (6'3")

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup> | EPC Rating: D







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