

33 Cleekim Drive

NEWCRAIGHALL, EDINBURGH, EH15 3QP



Spacious three-bedroom end terraced family home in Newcraighall, Edinburgh



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McEwan Fraser Legal is delighted to present this spacious three-bedroom end terraced family home in Edinburgh's popular Newcraighall area.

THE LIVING ROOM



Inside, the property comprises a spacious living/ dining room, which offers an array of options for furniture arrangements.

THE DINING ROOM



THE KITCHEN



The fully equipped kitchen provides access to the private rear garden. The kitchen is fitted with a gas hob, fan oven and freestanding white goods appliances.





The house boasts two generous double bedrooms and a single bedroom with built-in storage. There is one main family bathroom, which is fitted with a shower over the bath.

THE BATHROOM



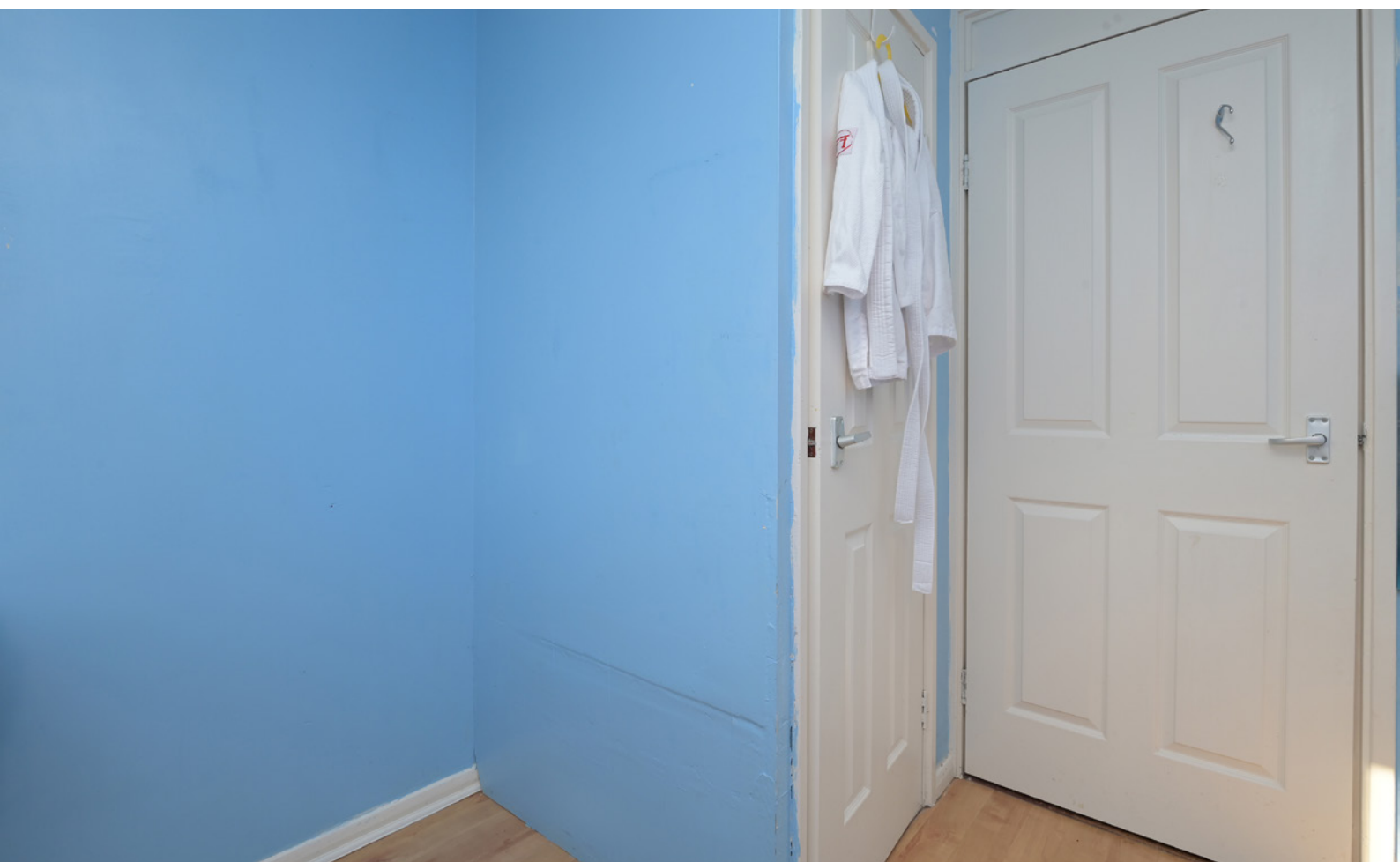
BEDROOM 1



BEDROOM 2



BEDROOM 3

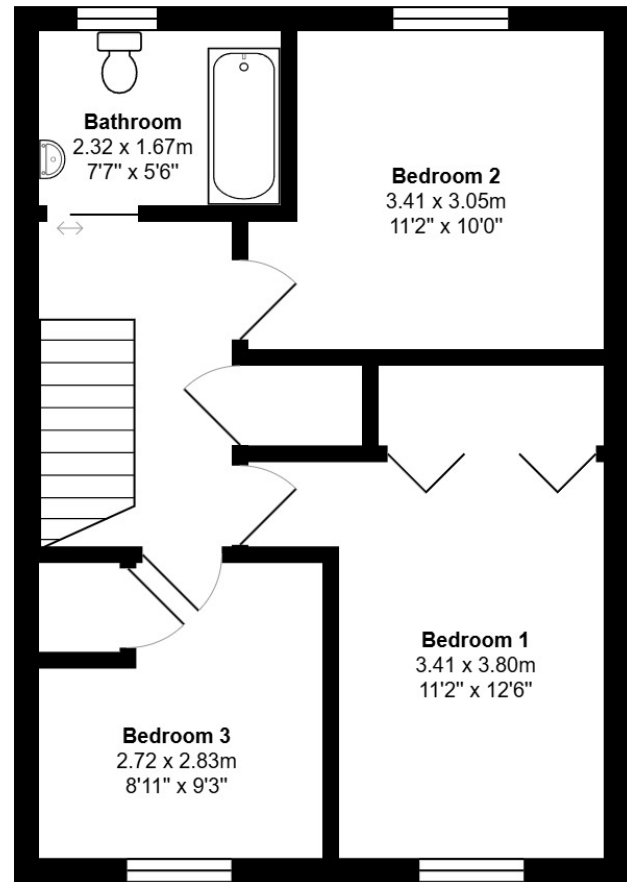
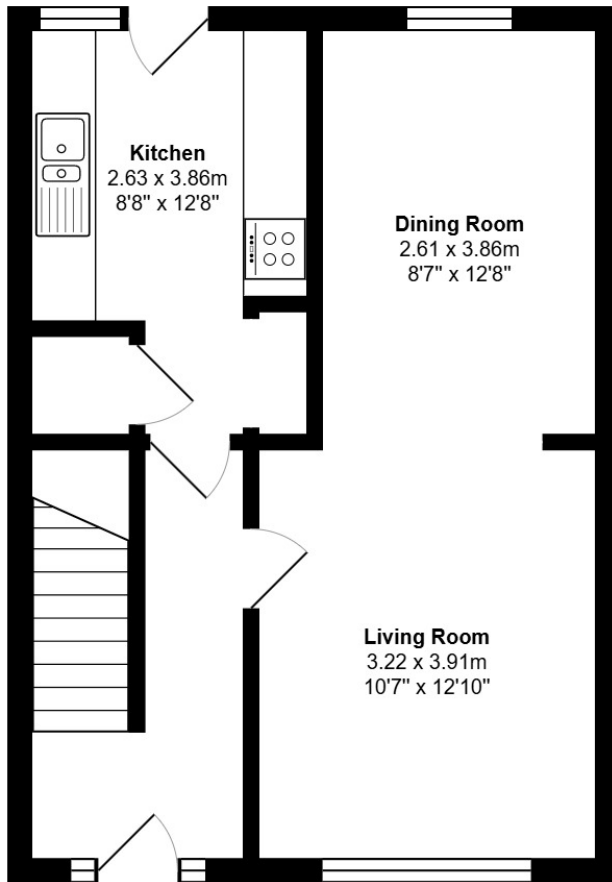


In addition, the property includes excellent storage, attic and off-street parking as well as brilliant views of Edinburgh and is fitted with a gas boiler and double-glazed windows, making a cosy home, year-round.

EXTERNALS

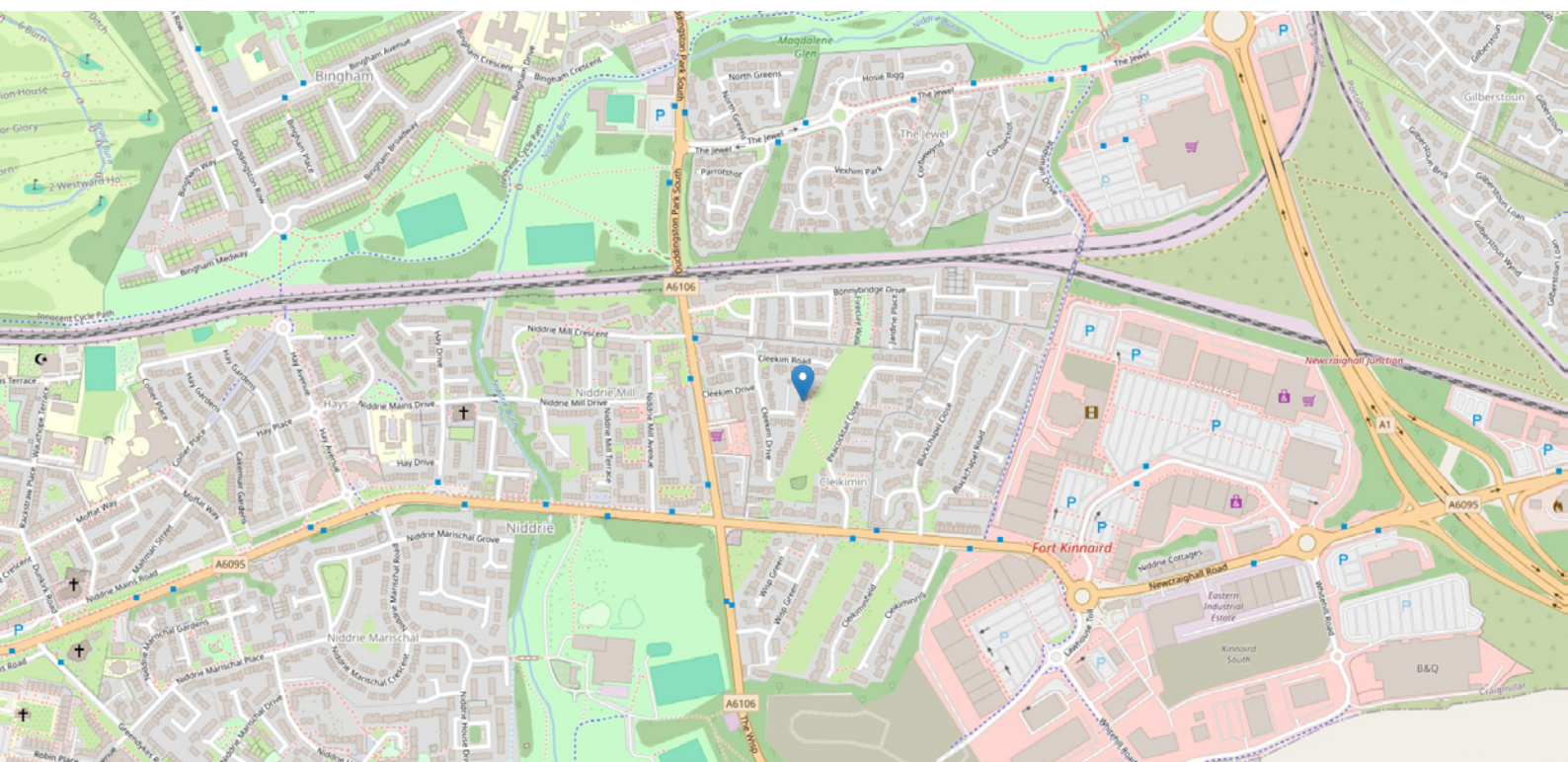


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: C



THE LOCATION

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 families' 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, and 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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