

6/6 Cleekim Road

NEWCRAIGHALL, EDINBURGH, EH15 3HU



SPACIOUS TOP-FLOOR GEM IN A QUIET CUL-DE-SAC NEAR FORT KINNAIRD, STYLISH LIVING WITH PARKING AND GREAT CONNECTIONS



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McEwan Fraser Legal is delighted to present this spacious and well-presented top-floor apartment, quietly positioned in a cul-de-sac setting, just moments from the excellent amenities at Fort Kinnaird, the Royal Infirmary, and fast transport links into the city.

The property enjoys an allocated parking space, well-maintained communal gardens, gas central heating and double glazing throughout, making it an ideal home for first-time buyers, professionals or savvy investors.

Internally, the accommodation comprises a bright and welcoming entrance hallway with three generous storage cupboards, and a superb dual aspect lounge which spans the full width of the flat and benefits from an elegant feature fireplace and ample space for both relaxing and dining. The kitchen is stylish and well-appointed, with attractive units and tiled splashback. There are two spacious double bedrooms, both benefiting from built in wardrobes, and the accommodation is completed by a contemporary bathroom with a crisp white three-piece suite.

A further benefit of this property is the fully floored attic offering excellent additional storage space. Early viewing is highly recommended.







Bedroom 1

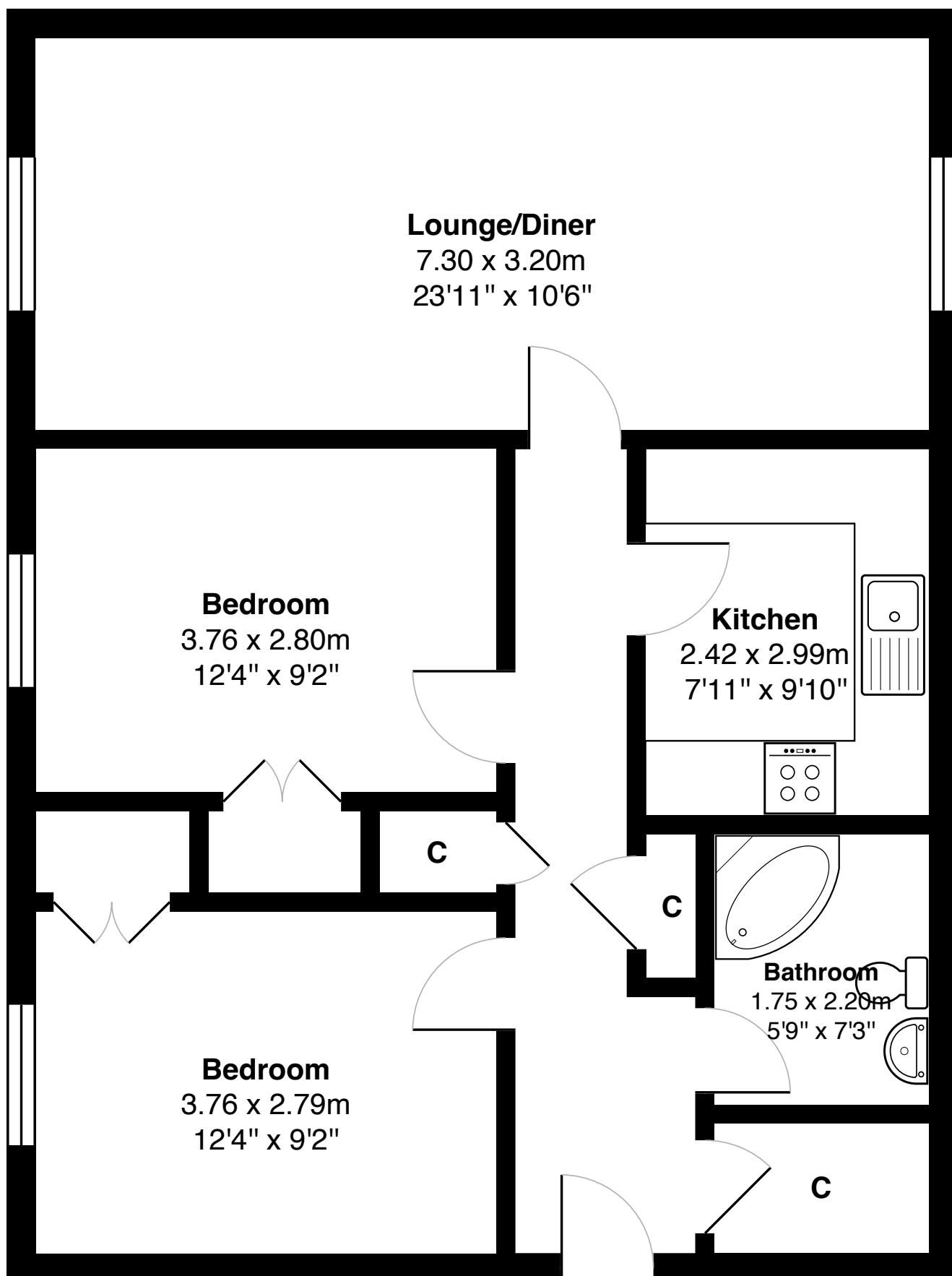




Bedroom 2







Gross internal floor area (m²): 73m²

EPC Rating: C

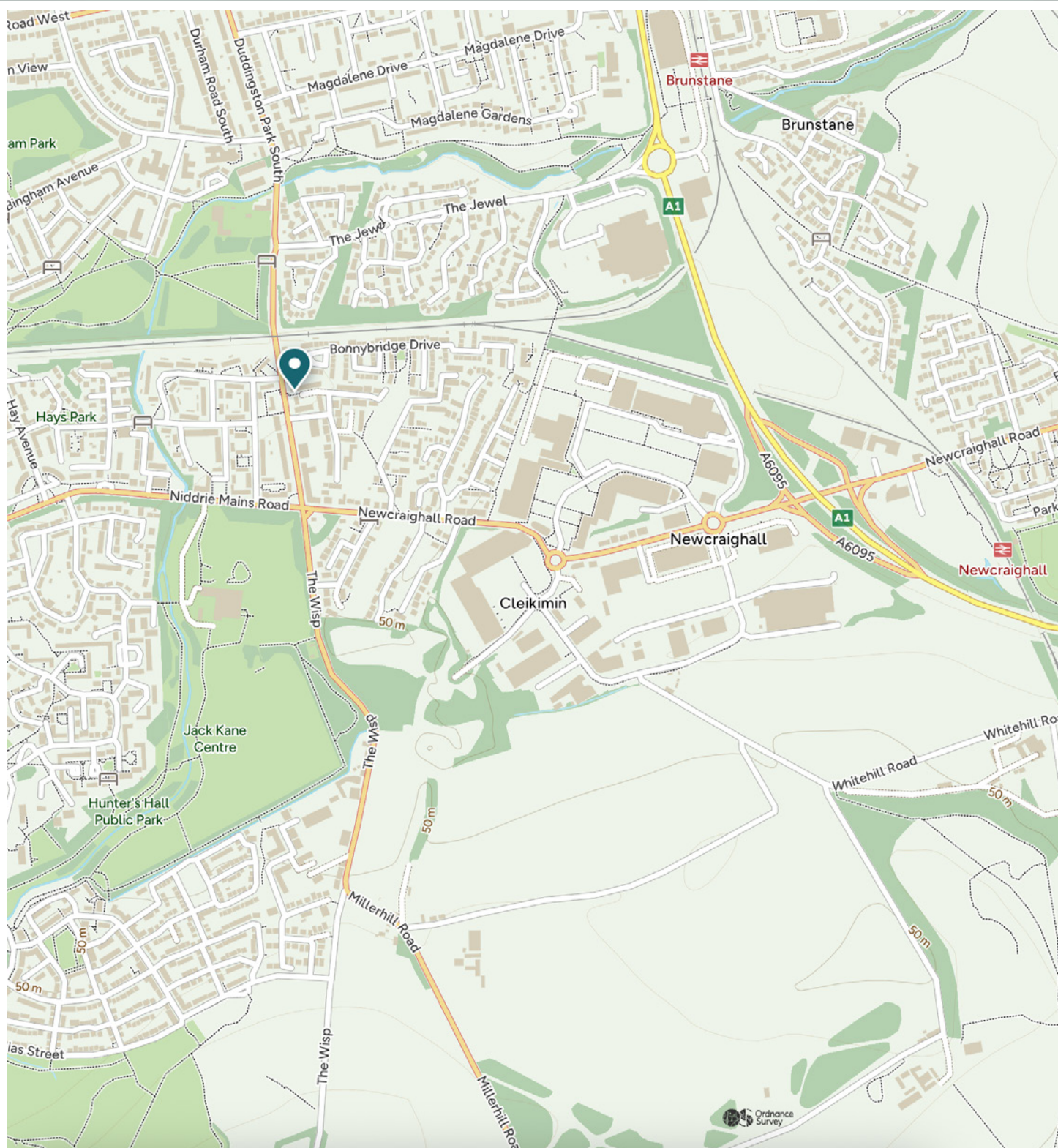




Newcraighall is a long-established, much-respected residential district lying on the east side of the City, adjacent to the Portobello/Musselburgh Bypass. The area is exclusively residential and comprises a wide variety of property styles. Recently, a few residential well well-designed estates have been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

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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
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