

21 Cleikiminfield

NEWCRAIGHALL, EDINBURGH, EH15 3RA



*SPACIOUS ONE BEDROOM SEMI DETACHED
BUNGALOW IN NEWCRAIGHALL*



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McEwan Fraser Legal is delighted to present this spacious one-bedroom semi-detached house in Newcraighall.

Inside, the property comprises of a spacious living area which is generously proportioned, bright and spacious and offers excellent opportunity for free-standing furniture. There is a fully equipped kitchen fitted with an electric hob, fan oven and free-standing white goods whilst also providing direct access to the private rear garden.

The house has one main bedroom which is a spacious double with ample space for bedroom furniture. There is a shower room which is fitted with an electric shower, and splash back panelling.

In addition to this, the property includes gas central heating, modern double-glazed windows and benefits from private front and back gardens with a driveway providing off-street parking and ample free on-street parking for residents and visitors alike.



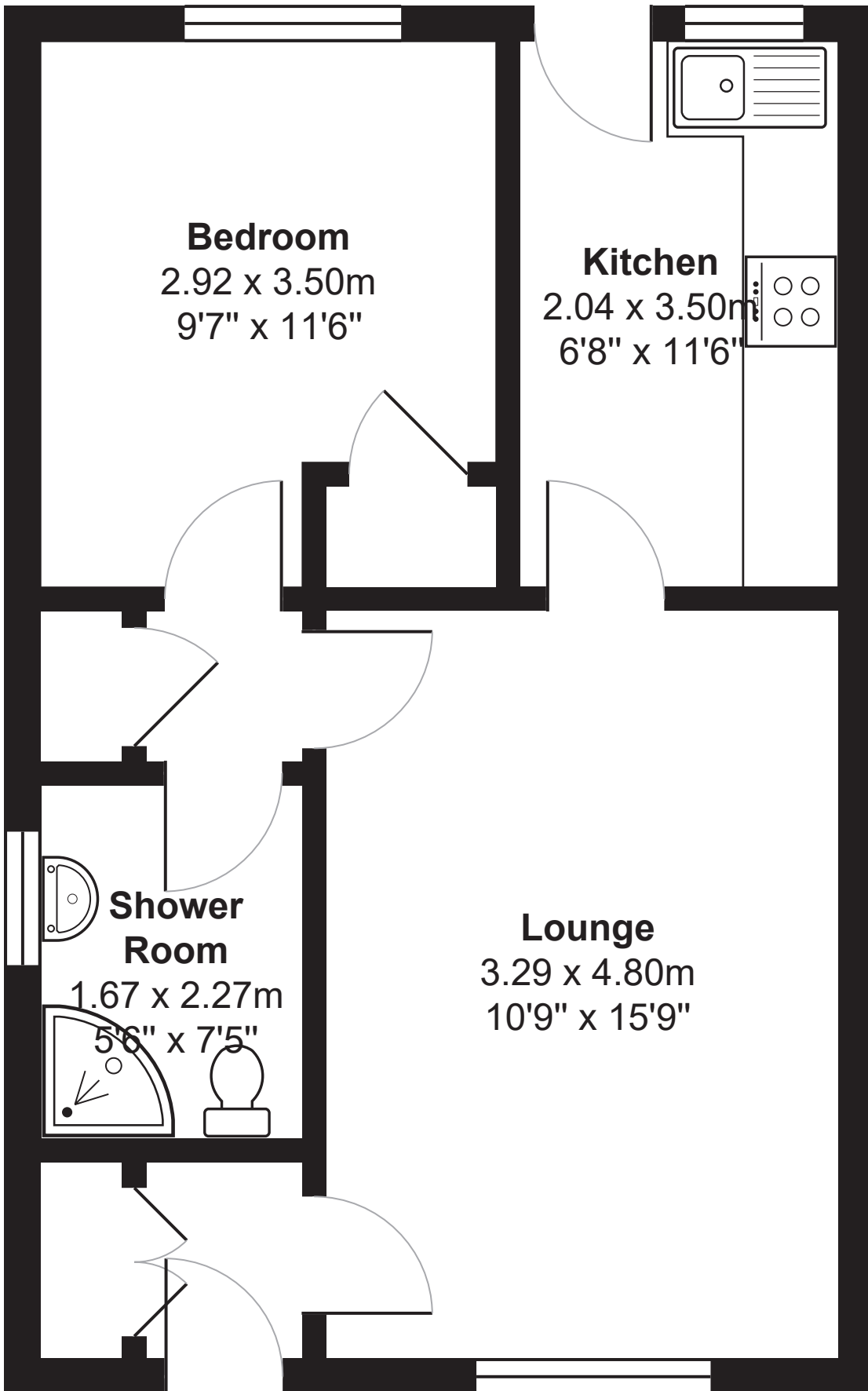




The Bedroom







Gross internal floor area (m²): 44m²

EPC Rating: D





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.

The City Centre can be accessed very easily by a 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.

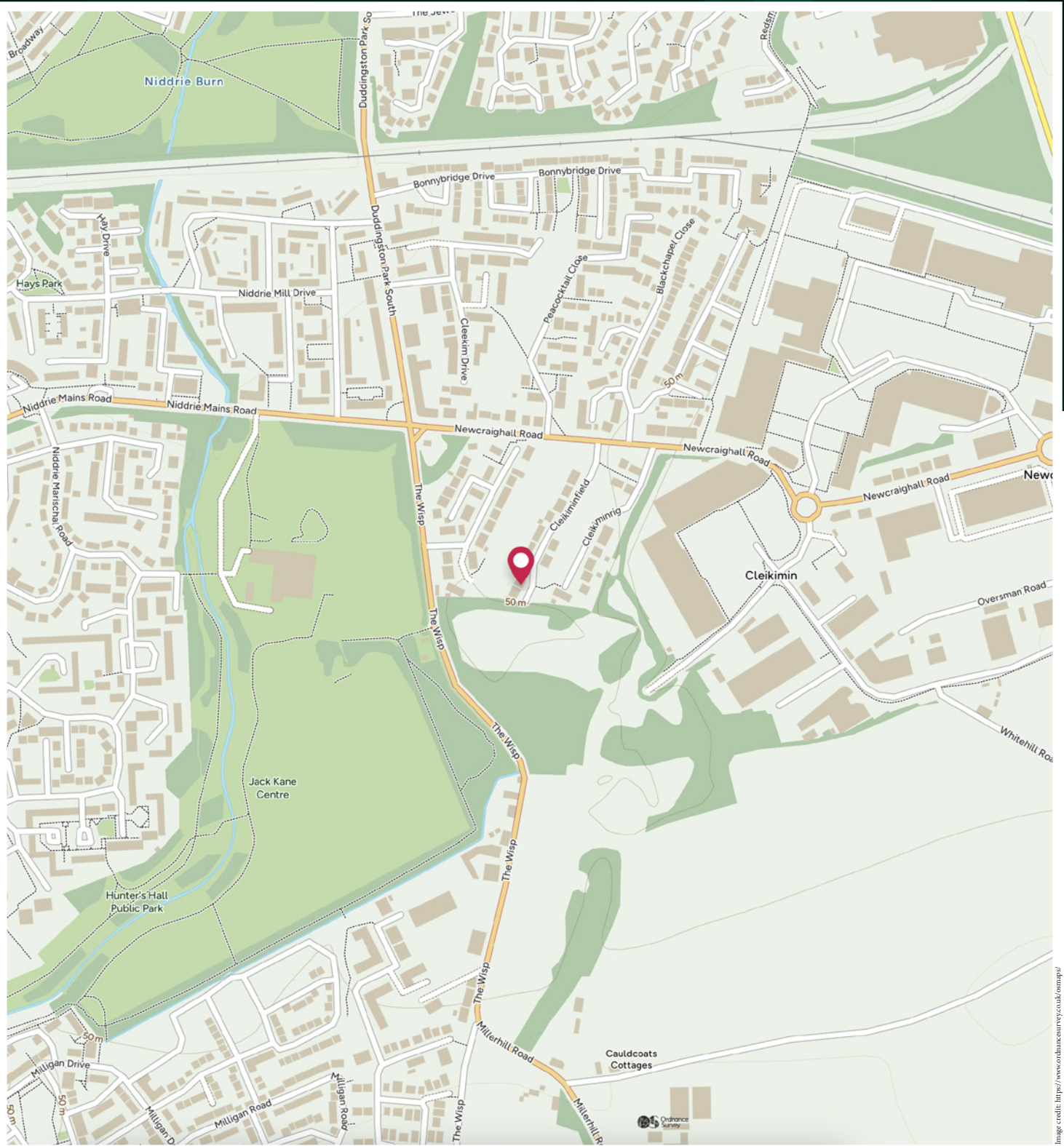


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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