

4 Park View

NEWCRAIGHALL, EDINBURGH, EH21 8RP



*SPACIOUS TWO BEDROOM MAINDOOR LOWER FLAT
IN EDINBURGH'S DESIRABLE NEWCRAIGHALL AREA*



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McEwan Fraser Legal is delighted to present this two bedroom ground floor flat in Edinburgh in the popular Newcraighall area. The property has been well maintained by the current owner and early viewing is recommended.

Inside, the property comprises of a fully equipped kitchen which is where you enter the property from the main street. The kitchen is fitted with gas hob, fan oven and free-standing white goods and will not disappoint any aspiring chef. A spacious living area that is flooded with natural light. The living space is generously proportioned and offers various possibilities for furniture arrangements. There are two spacious double bedrooms in the property which would accommodate free-standing storage furniture with ease and bedroom two has integrated wardrobes. The bathroom is a three piece modern suite with a shower over the bath.

In addition to this, the property includes a good-sized private enclosed garden to the rear, with a gate leading to the local park. Gas central heating and double glazed windows make for a warm, cost-effective home year round. There is also free unrestricted parking on the street.

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Bedroom 1

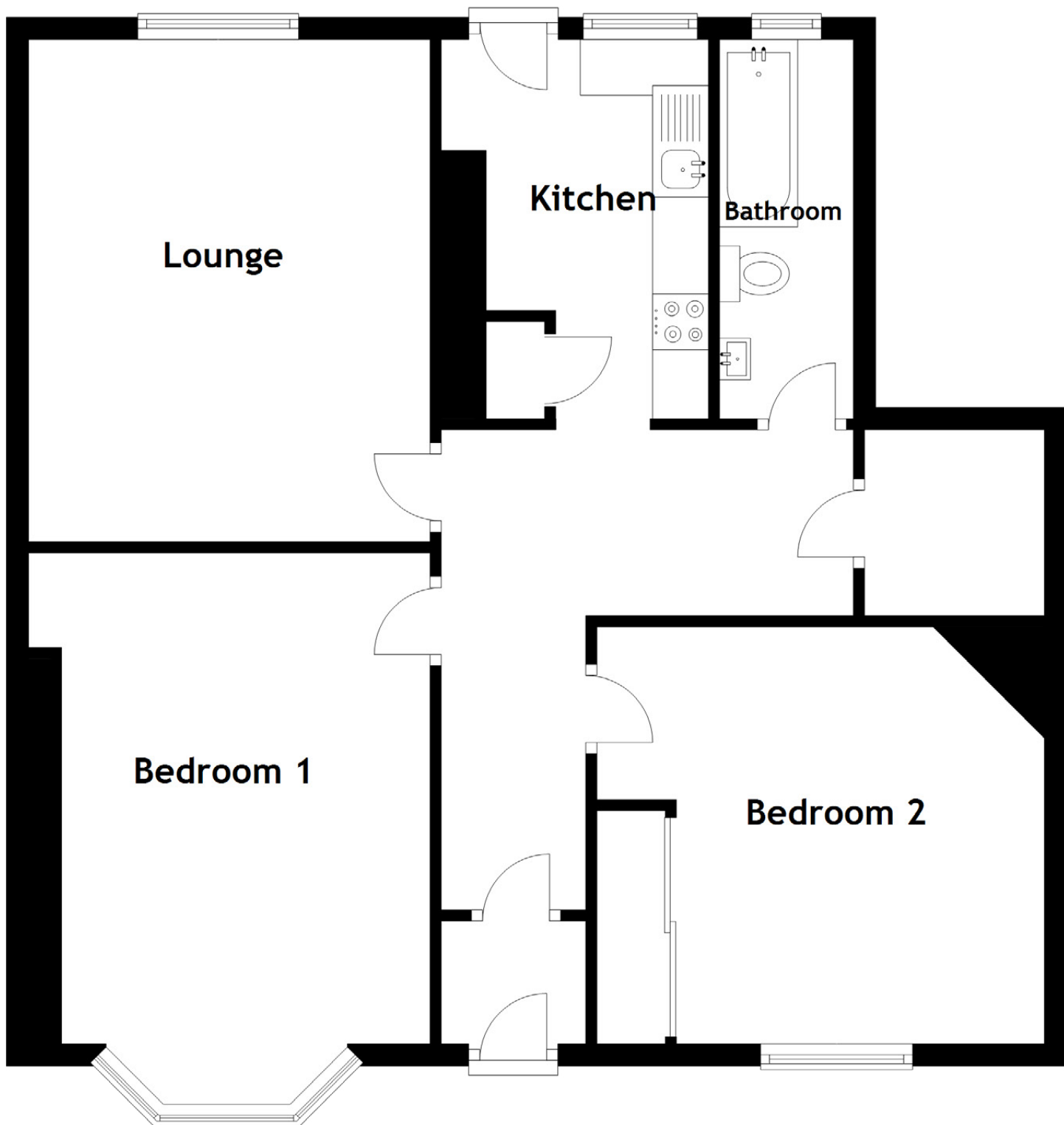




Bedroom 2







Approximate Dimensions

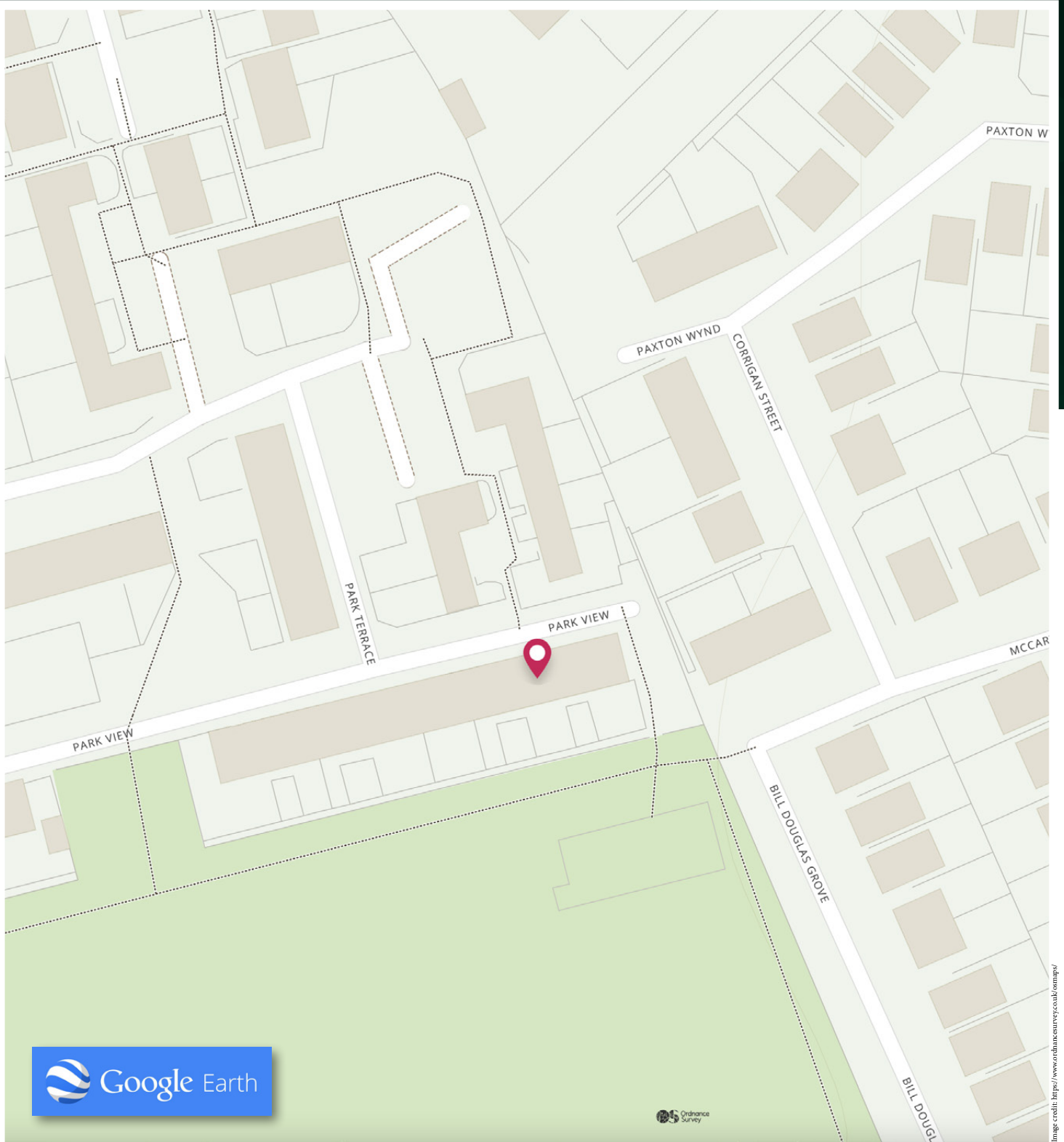
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")	Bathroom	3.40m (11'2") x 1.20m (3'11")
Kitchen	3.40m (11'2") x 2.40m (7'10")		
Bedroom 1	4.40m (14'5") x 3.30m (10'10")	Gross internal floor area (m ²): 73m ²	
Bedroom 2	4.01m (13'2") x 3.74m (12'3")	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 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.

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. 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.



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