

15 Whitehill Street

NEWCRAIGHALL, EDINBURGH, EH21 8RB



*Spacious Two-Bedroom End-Terraced House In
Edinburgh's Popular Newcraighall Area*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



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

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is generously proportioned and offers various furniture arrangements.
- Fully equipped kitchen which serves the property well and has been maintained by the current owners. Access from the kitchen is the spacious dining area which overlooks the private rear garden.

THE DINING AREA



THE KITCHEN





- The house has two double bedrooms both of which have excellent space for freestanding storage furniture.
- The house has a two-piece bathroom and a separate WC, both of which are in great condition however, could benefit from modernisation.

THE BATHROOM



BEDROOM 1



BEDROOM 2

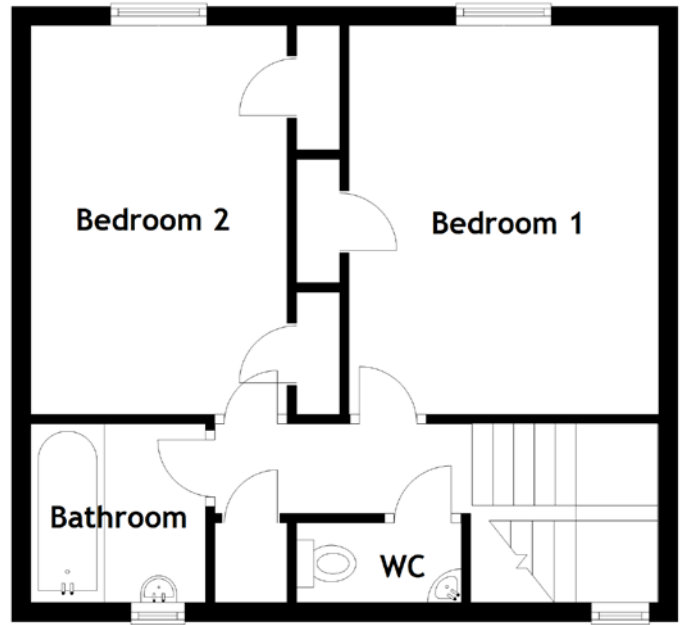
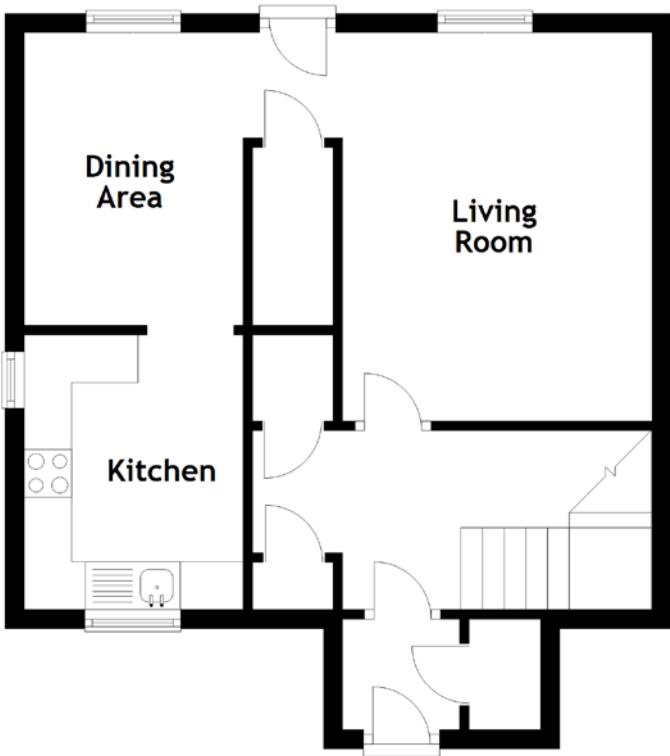


In addition, the property has good storage, and modern gas central heating (newly installed) whilst benefitting from double-glazed windows and a private rear garden. There is also resident and visitor parking at the front of the property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room 4.20m (13'9") x 4.07m (13'4")
 Dining Area 3.07m (10'1") x 2.30m (7'7")
 Kitchen 2.88m (9'5") x 2.30m (7'7")
 Bedroom 1 4.14m (13'7") x 3.25m (10'8")

Bedroom 2 4.14m (13'7") x 2.69m (8'10")
 Bathroom 1.83m (6') x 1.80m (5'11")
 WC 1.73m (5'8") x 0.83m (2'9")

Gross internal floor area (m²): 82m²
 EPC Rating: D



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 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.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.