

# 7 Peacocktail Close

NEWCRAIGHALL, EDINBURGH, EH15 3QS



*Superb two-bedroom mid-terrace house,  
ideally positioned close to Fort Kinnaird*



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McEwan Fraser is delighted to present this superb two-bedroom mid-terrace house to the market. Ideally positioned close to Fort Kinnaird, the property is presented to the market in walk-in condition and would be a perfect first-time buyer. Benefits include gas central heating, double glazing, a low-maintenance rear garden with summerhouse, and a garage.

# THE LIVING ROOM



The accommodation is focused on a spacious living room which is neutrally decorated and finished with laminate flooring. There is plenty of space for a large suite and supporting furniture.

# THE KITCHEN



A door from the living room opens into the kitchen which has a range of contemporary base and wall-mounted units that offer plenty of prep and storage space. Gas hob and electric oven are integrated; further space is provided for freestanding appliances.







Climbing the stairs, the landing gives access to two bedrooms and a contemporary shower room. Bedroom one is a well-proportioned double that is neutrally decorated and carpeted. There is plenty of space for a large double bed and additional freestanding bedroom furniture. Bedroom two is a large single with a generous integrated wardrobe. It makes a beautiful nursery. The contemporary shower room has been refitted to an exacting standard.

## THE SHOWER ROOM



# BEDROOM 1





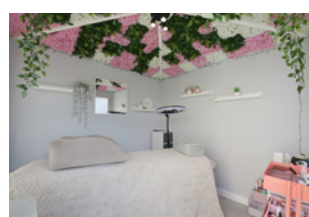
# BEDROOM 2





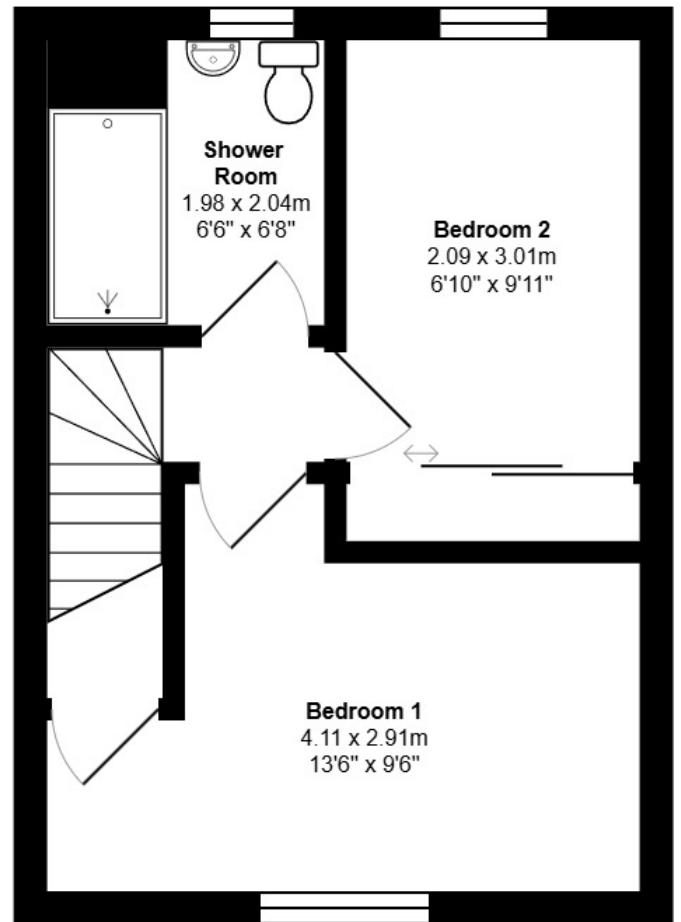
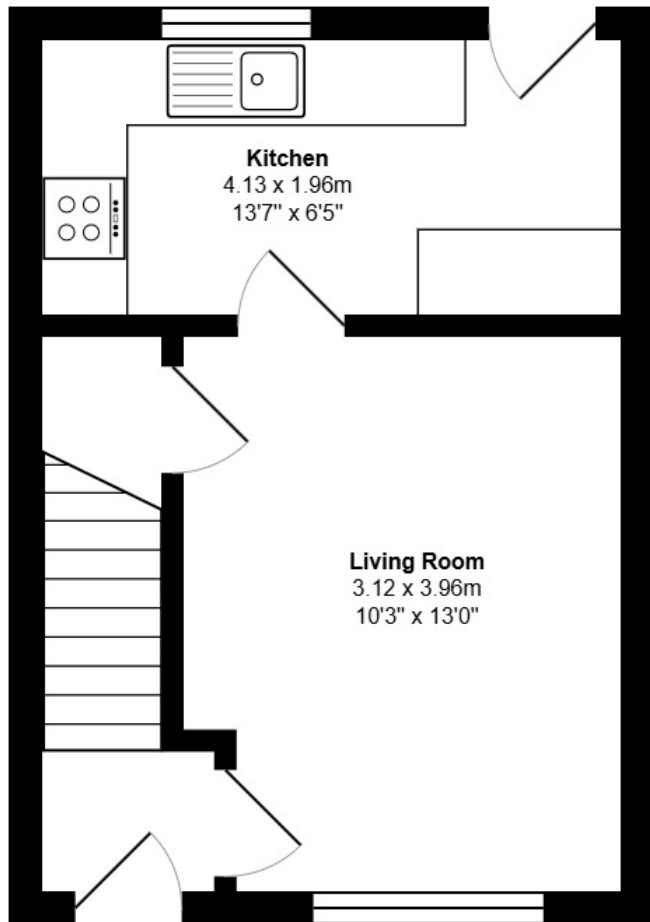
The rear garden has been well landscaped and has artificial grass to reduce maintenance levels, and it is also directly south-facing. There is summer house with power and light which is currently used as beauty studio. The property has a large separate garage in the a run of lock-ups adjacent to the property.

# EXTERNALS



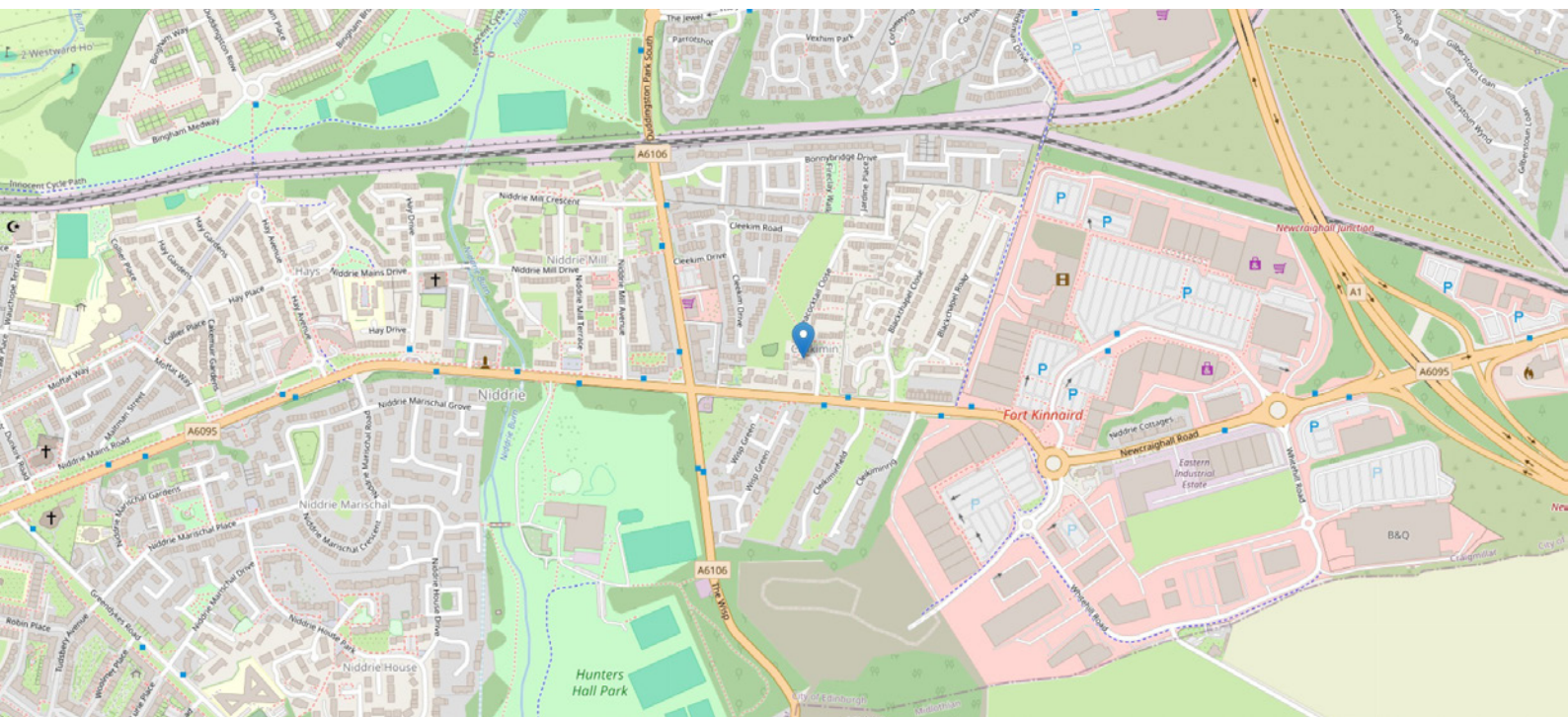


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 51m<sup>2</sup> | EPC Rating: C





# THE LOCATION

If you're a first-time buyer or young professional looking to put down roots in a well-connected Edinburgh neighbourhood, Newcraighall could be exactly what you're after. Located on the eastern edge of the city, it offers the ideal balance between urban convenience and a more relaxed, suburban feel.



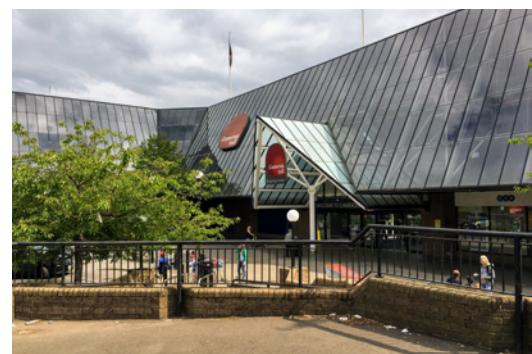




One of the biggest draws to Newcraighall is its unbeatable access to retail and leisure. Fort Kinnaird, one of Edinburgh's largest retail parks, is right on your doorstep. From high-street fashion and homeware to gyms, restaurants, and even a cinema, it's the kind of place where you can run errands, meet friends, or unwind after work – all without needing to head into town.

Getting around is just as easy. Newcraighall train station provides a direct rail link to Edinburgh Waverley in under 15 minutes, making it perfect for commuters or anyone who enjoys quick access to the city centre. Frequent Lothian Bus routes also serve the area, and with the A1 and the city bypass close by, travelling by car is hassle-free.

With a mix of modern housing developments and attractive new builds, Newcraighall is a great choice for younger buyers looking for stylish, affordable homes in a growing community. It's a place that offers space to grow, strong transport connections, and everything you need close to home – ideal for the lifestyle you want now and in the future.



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