



12 Cleekim Drive, Edinburgh, EH15 3QP

Light & Beautifully Presented, Three-Bedroom, Semi-Detached Home with Garden & Driveway

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Property Description

Light and beautifully presented, three-bedroom, semi-detached home with gardens and a driveway. Set in a quiet residential area, conveniently located in the popular Newcraighall, southeast of Edinburgh city centre.

Comprises an entrance hall, a living room, a semi-open-plan dining/kitchen and family room, three flexible bedrooms, an en-suite shower room, and a family-size shower room.

Highlights include a stylish fitted kitchen and modern bathroom suites; with contemporary flooring, lighting and decor. In addition, there is gas central heating, double glazing, and good storage provision.

Externally, the property benefits from a multi-vehicle driveway to the front; whilst a landscaped rear garden includes a store shed, a wood decked patio, a paved patio and gravelled areas.

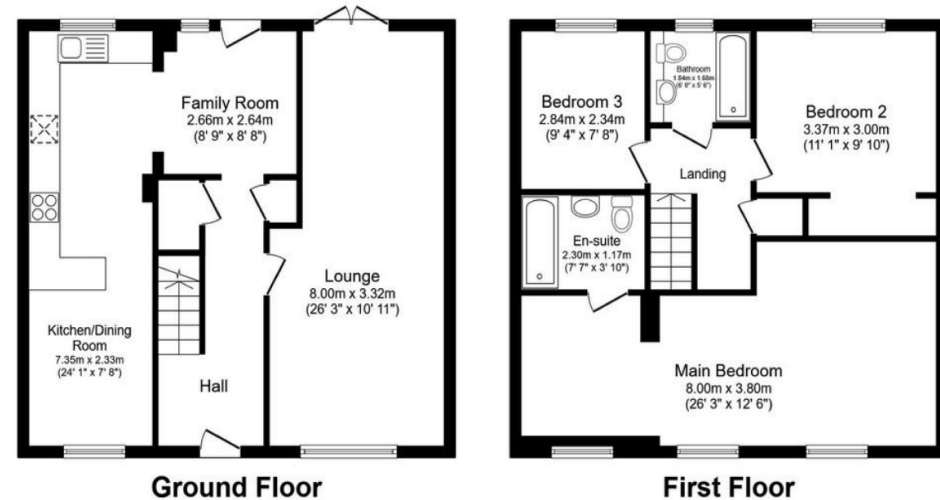
A welcoming hall affords access to the stairs leading to the upper hall, and throughout the ground floor, including two convenient storage cupboards. Enjoying a dual-aspect allowing plentiful natural light, a spacious living room has wood effect flooring, two light fittings, an electric fireplace and patio doors leading to the rear garden. A stylish kitchen also enjoys a dual aspect, with ample space for a dining area and a family area, and further garden access. Modern fitted units include stone effect worktops, a sink with a drainer; and an integrated eye-level microwave and oven, a gas hob and a fridge/freezer.

On the upper floor, a generous master bedroom takes the width of the property and includes three windows allowing plenty of natural light, carpeted flooring, spotlighting, and an open dressing area affording access to a modern en-suite shower room. Two further well-finished bedrooms are set to the rear, bedroom three with carpeted flooring, and bedroom two with wood effect flooring and an open built-in wardrobe. Completing the accommodation, the family-size shower room is fitted with a modern suite including a large cubicle, panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: 123.2 sq.m (1326 sq.ft)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract

Area Description

Newcraighall is a residential district lying on the east side of the city, adjacent to the Portobello/Musselburgh bypass which connects to the M8 and M9 motorways. Lying within easy reach of excellent schools, higher education, and hospitals, the area also offers efficient transport links, including frequent bus services to Edinburgh city centre and surrounding areas. In addition, Newcraighall Park and Ride and Newcraighall train

station are located nearby. Newcraighall offers a fantastic range of local amenities and leisure activities, including cinemas, a gym, restaurants, coffee shops, and major shopping outlets at Fort Kinnaird Retail Park. Holyrood Park and the Portobello Esplanade offer walking, jogging and cycling opportunities, with several golf courses also located nearby.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

