



## 71 Blackchapel Close, Newcraighall, Edinburgh, EH15 3SL

Immaculately Presented and Spacious, Four-Bedroom, Detached, Family Home

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# Property Description

Immaculately presented and spacious, four-bedroom, detached, family home, with gardens, a driveway and an integrated garage. Located in a desirable, residential development, south-east of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, a single bedroom, an en-suite shower room, a family bathroom and a ground floor WC.

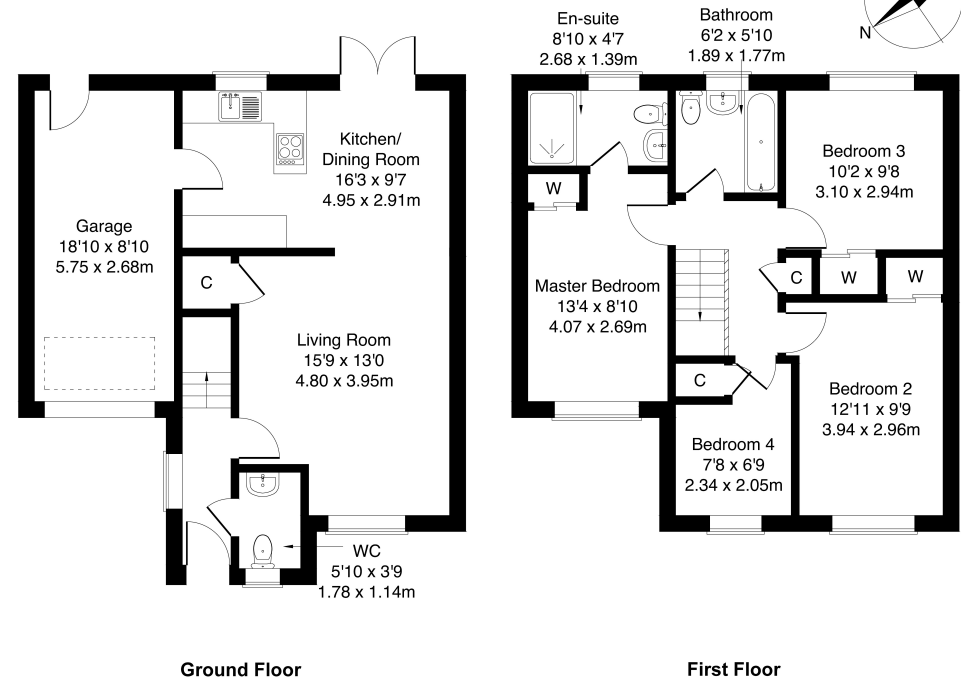
Highlights include a stylish, fully integrated kitchen with granite worktops, luxury bathroom suites, contemporary oak doors and oak flooring. With a view of Arthur's Seat from both the ground and first floors, there is also a wood-burning stove for the semi-open-plan ground floor. In addition, there is HIVE gas central heating, double glazing and superb storage, with a loft, a garage, with power and light and a utility area.

Well-tended gardens include lawns, patios, flowering shrubbery and a summer house/shed, with power, light and broadband connection. Ideally placed for transport links and shopping at Fort Kinnaird, this modern development has ample residents' and visitors' parking and no maintenance fees.

A bright entrance hallway, with a WC, leads into a front-facing living room on the right. Presented with light, neutral decor and oak flooring, the spacious reception area provides ample storage and offers a versatile floorplan for freestanding furniture, flowing openly into a stylish dining kitchen. Space for a dining table is available in front of French doors, with garden access, whilst, zoned by a breakfast bar, a kitchen provides garage access and is fitted with contemporary white units and granite worktops. Appliances include an integrated double oven, a ceramic hob, a fridge/freezer, a dishwasher and a microwave, whilst a washing machine and a dryer are housed in the garage. Upstairs, a landing, with storage, leads to four tastefully presented bedrooms, all benefitting from built-in storage. The master bedroom further enjoys a modern, en-suite shower room. Completing the accommodation, a bright family bathroom comprises a contemporary three-piece suite, a shower-over-bath, a chrome, ladder-style radiator, vanity storage, tiled splash walls and flooring.

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Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



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

## Area Description

71 Blackchapel Close is set in a desirable residential district, lying to the east side of the city. Within easy reach of the Portobello/Musselburgh Bypass, which connects to the M8 and M9 motorways, the property offers an ideal home for families, professionals and commuters. With access to excellent schooling, higher education and hospitals, the area provides efficient transport links, including frequent bus services to the city centre and surrounding areas. In addition,

Newcraighall Park and Ride and train station are located nearby. The area 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 provide fantastic opportunities for walking, jogging and cycling, and there are several golf courses located nearby.









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