



77 Cleekim Drive, Newcraighall, Edinburgh, EH15 3QP

Tastefully Presented, Three-Bedroom, Mid-Terrace Home with Gardens & Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Tastefully presented, three-bedroom, mid-terrace house, with gardens and a driveway. Located in a quiet residential area, conveniently located in the popular Newcraighall, south-east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen with a range-style cooker; and good storage including bedroom stores and a loft space. In addition, there is a bright bathroom, gas central heating, double glazing, and contemporary lighting.

Externally, there is a double driveway to the front; and an enclosed rear garden with a lawn, patio, store shed and a gate to a vast shared green.

A bright and welcoming entrance hallway affords access to the carpeted stairs leading to the upper hall and throughout the ground floor. A spacious dual-aspect public room offers plentiful natural light with space for the lounge to the front and for dining to the rear.

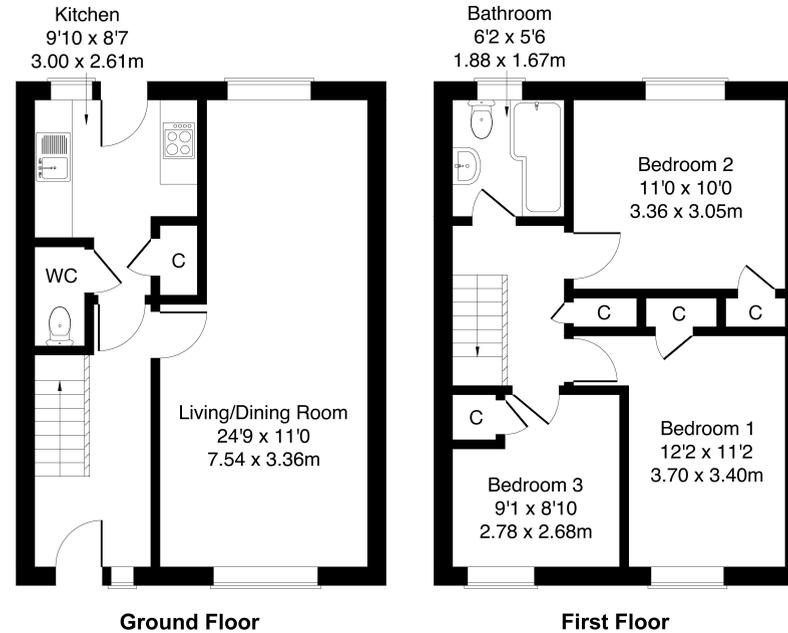
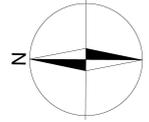
Set to the rear, with a door accessing the garden, a modern kitchen is fitted with white gloss units, stone effect worktops, a sink with a drainer and a pressure tap, an extractor hood and a range-style cooker included in the sale, with ample space for further freestanding appliances; whilst set off, is a convenient WC and a built-in storage cupboard.

On the upper floor, bedroom one is set to the front, featuring superb storage with overbed wardrobe units and a built-in storage cupboard, whilst two further carpeted bedrooms are set to opposite aspects, similarly finished, also with a built-in storage cupboard. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath, modern wall panelling and a ladder-style radiator.



77 Cleekim Drive, Edinburgh EH15 3QP

Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



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 the 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 opportunities for walking, jogging and cycling and there are several golf courses located nearby.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

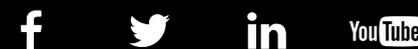
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.