



73 Blackchapel Close, Newcraighall, Edinburgh, EH15 3SL

Well-Proportioned, Three-Bedroom, Semi-Detached Home, with Gardens and a Driveway

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Property Description

Well-proportioned, three-bedroom, semi-detached home, with gardens and a driveway. Conveniently located in a quiet and established, residential development, in the Newcraighall area, south-east of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, conservatory, two double bedrooms, a single bedroom, a family bathroom and a ground floor WC.

Features include a fitted kitchen, with a breakfast bar, modern bathroom suites and extensive contemporary flooring. In addition, there is gas central heating, double glazing and good storage provision, including built-in wardrobes and a loft.

Externally, there is a lawn to the front, with a multi-vehicle driveway continuing to the side, whilst a generous rear garden includes a lawn, a patio and a shed.

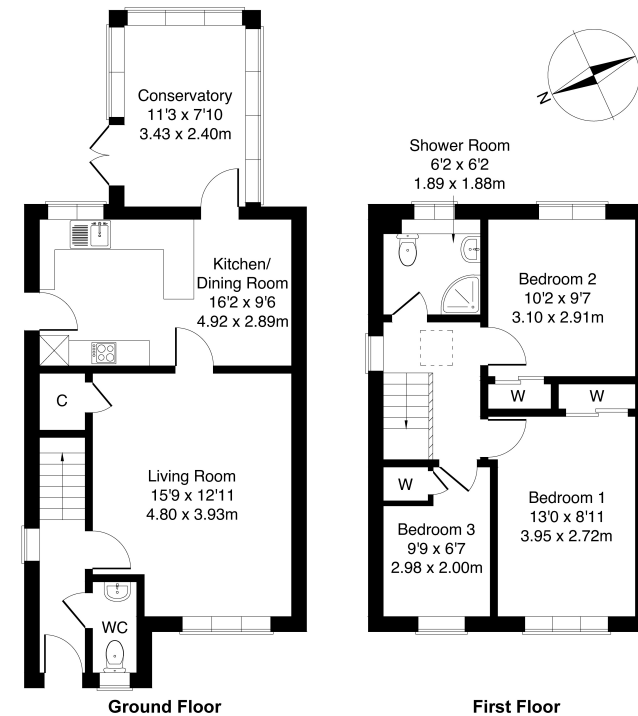
A bright entrance hall, with a WC, leads into a living room on the right. Finished with light, neutral decor and modern, wood-effect flooring, and including built-in cupboard storage, the spacious reception room offers a flexible floor plan for a variety of lounge furniture and opens, conveniently, into a dining kitchen, with garden access. Fitted with wood-effect units and marble-effect worktops, the kitchen includes an integrated oven, a gas hob and a canopy, whilst plumbing and space are available for additional appliances. The dining area opens into a conservatory, offering additional, versatile living space and providing further garden access.

Upstairs, set to opposite aspects, two double bedrooms feature wood-effect flooring and integrated wardrobes. A third, flexible bedroom is set to the front, with wood-effect flooring and a built-in cupboard.

Completing the accommodation, a shower room comprises a modern, two-piece suite, a corner shower cubicle, vanity storage and tiled splash walls.

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Approximate Gross Internal Area: (958 sq ft - 89 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.





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