



Deans Properties

Deans Solicitors and Estate Agents LLP



**38/4 Cleekim Road
Newcraighall, EH15 3HU**



UPPER FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Single Lock-up Garage
- Private Enclosed Garden
- EPC Band - C

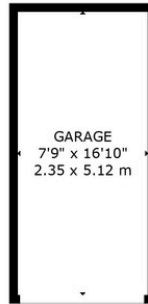


Quietly located off Duddingston Road South, this lovely and well-presented upper flat within block of four and with single lock-up garage is situated within the popular residential area of Duddingston. The property is within walking distance of Fort Kinnaird Retail Park which has an abundance of amenities including High Street stores, a multi-screen cinema, restaurants and 24-hour gym. There are great transport links to the City Centre with Musselburgh and Brunstane railway stations a short drive away. The accommodation would make an excellent first purchase and comprises; welcoming entrance hallway, light and airy lounge with feature fireplace and open outlook, modern breakfast kitchen, two delightful double bedrooms both with built-in mirrored wardrobes and attractive bathroom with shower. The property benefits from a single lock-up garage, private enclosed garden, gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, fridge-freezer, washing machine and lightshades. All appliances included above are sold as seen with no warranty provided.





GROUND FLOOR



FLAT 4, 38, CLEEKIM ROAD, NEWCRAIGHALL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 699 SQ FT / 65 SQ M
 GARAGE 130 SQ FT / 12 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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