



76 Peacocktail Close
Newcraighall, EH15 3QT

Deans 
Solicitors & Estate Agents LLP



SEMI DETACHED HOUSE

- Living Room
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Allocated Parking Space
- EPC Rating – C



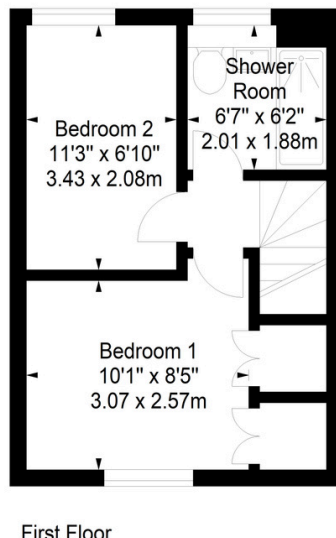
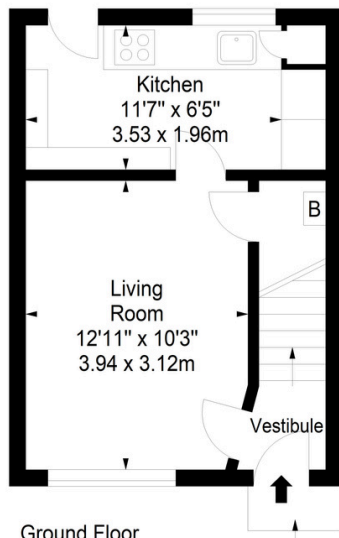
Forming part of a quiet cul-de-sac setting in an established modern development, this stylish and tastefully presented semi detached villa is located within the popular residential area of Newcraighall. The property is close to a variety of excellent amenities at Fort Kinnaird with the A1 providing easy access to the South and the City Bypass. A regular public transport services travels to the City Centre and surrounding areas. In move-in condition the accommodation would make an ideal purchase for the young professionals and comprises; entrance hall, attractive sitting room with under stairs storage, stylish kitchen with breakfast bar and door to the rear, upstairs leads to two lovely bedrooms/one with built-in wardrobes and contemporary shower room. There are enclosed well maintained private gardens to the front and rear of the property with an allocated parking space. Further benefits include gas central heating and double glazing. Included in the sale are the; fitted carpets/ floor coverings, curtains, oven, hob, hood, fridge-freezer and washing machine. All appliances are sold as seen with no warranty provided.



**Peacocktail Close,
Edinburgh,
Midlothian, EH15 3QT**



Approx. Gross Internal Area
540 Sq Ft - 50.17 Sq M
For identification only. Not to scale.
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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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