



14 Flockhart Gait
Newcraighall, EH21 8RG

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"14 Flockhart Gait is an impressive four-bedroom detached home presented in pristine condition"

- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE AND DRIVEWAY
- ELECTRIC CAR CHARGING POINT
- FLOORED ATTIC









LOCATION

Newcraighall is a popular, thriving and vibrant residential area located to the east of the city centre. Within easy reach there is a wide selection of High Street shopping at Fort Kinnaird Retail Park and an Asda Superstore. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries.

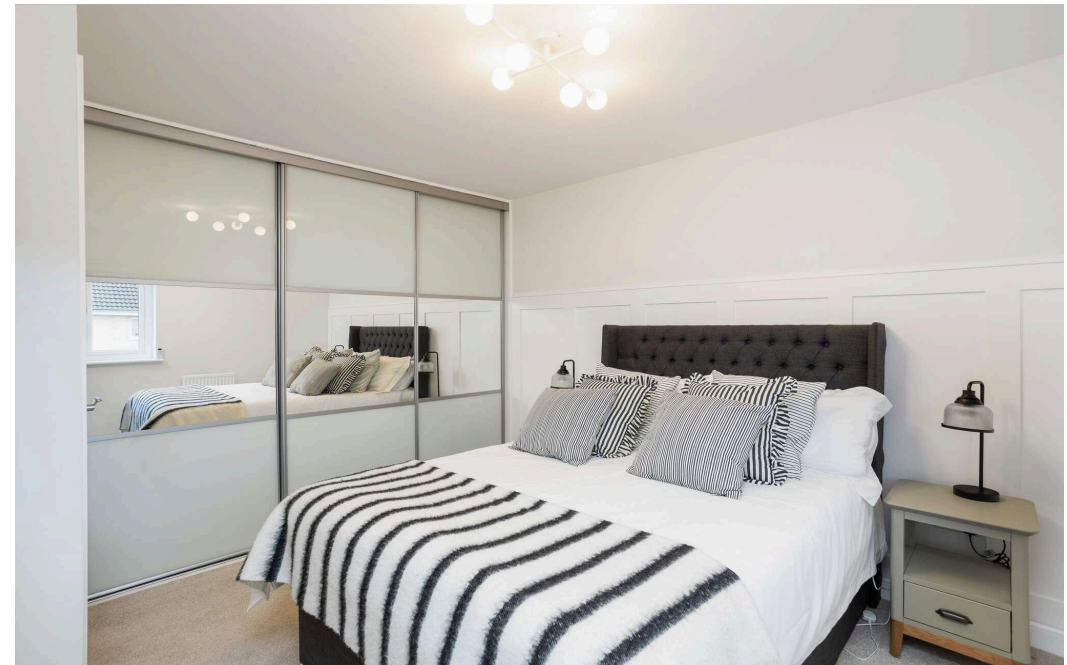
The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Newcraighall railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Jack Kane Leisure Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

14 Flockhart Gait is an impressive four-bedroom detached home presented in pristine condition and set quietly within a popular Newcraighall residential development. This exceptional home is presented in excellent order and offers contemporary interior with effortlessly stylish decor.

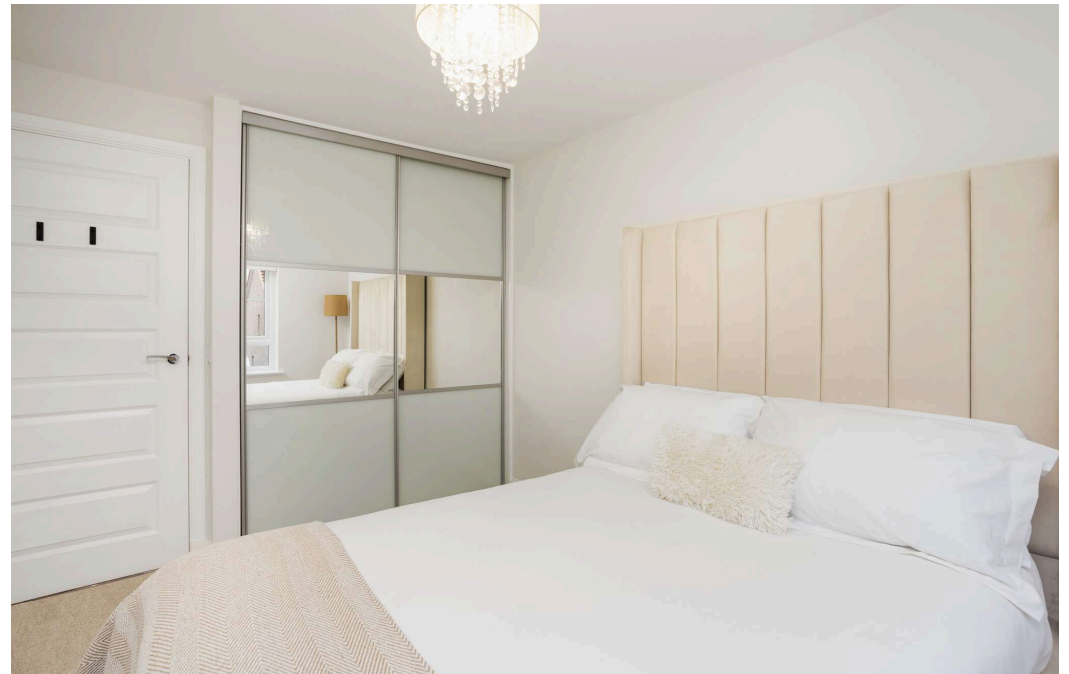
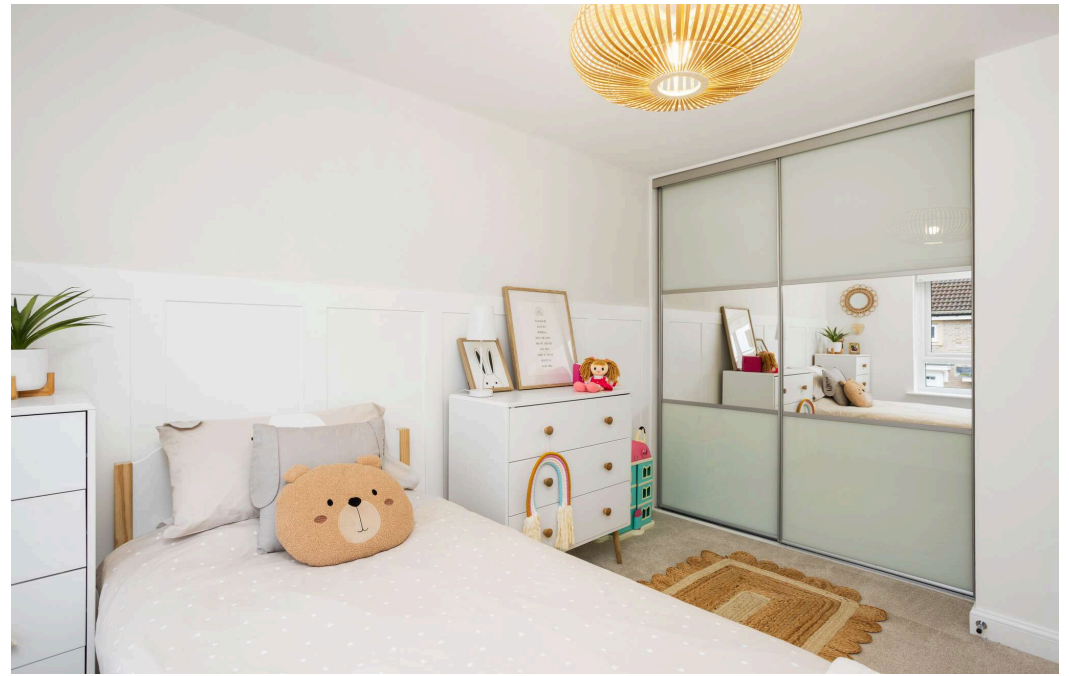
Accommodation comprises: an inviting entrance hall takes you to a bright and spacious living room enjoying a front-facing aspect; an open dining kitchen with a contemporary finish and French doors leading out to the enclosed rear garden, this room is perfect for family life as well as entertaining. The U-shaped kitchen boasts wall and floor and high-spec integrated appliances that include an extractor hood, hob, and oven; utility room which also offers garden access, provides additional storage leaving the dining kitchen streamlined and uncluttered; a well-appointed ground floor WC. A carpeted stairs take you to a light and airy landing. Here you find the four beautifully presented bedrooms. The generous main bedroom one with built-in wardrobes and a sizeable en-suite shower room; the three remaining bedrooms each benefit from built-in wardrobes; family bathroom with shower over the bath.

Externally, there is a triple car monoblock driveway to the front with access to an integral garage offers additional parking and storage and to the rear is an easily and well maintained enclosed garden mainly porcelain tiled with artificial lawn.

Further benefits include gas central heating and double glazing, floored attic, electric car charger and outside spotlights on roof to front & rear.

The energy efficiency rating for this property is band C.

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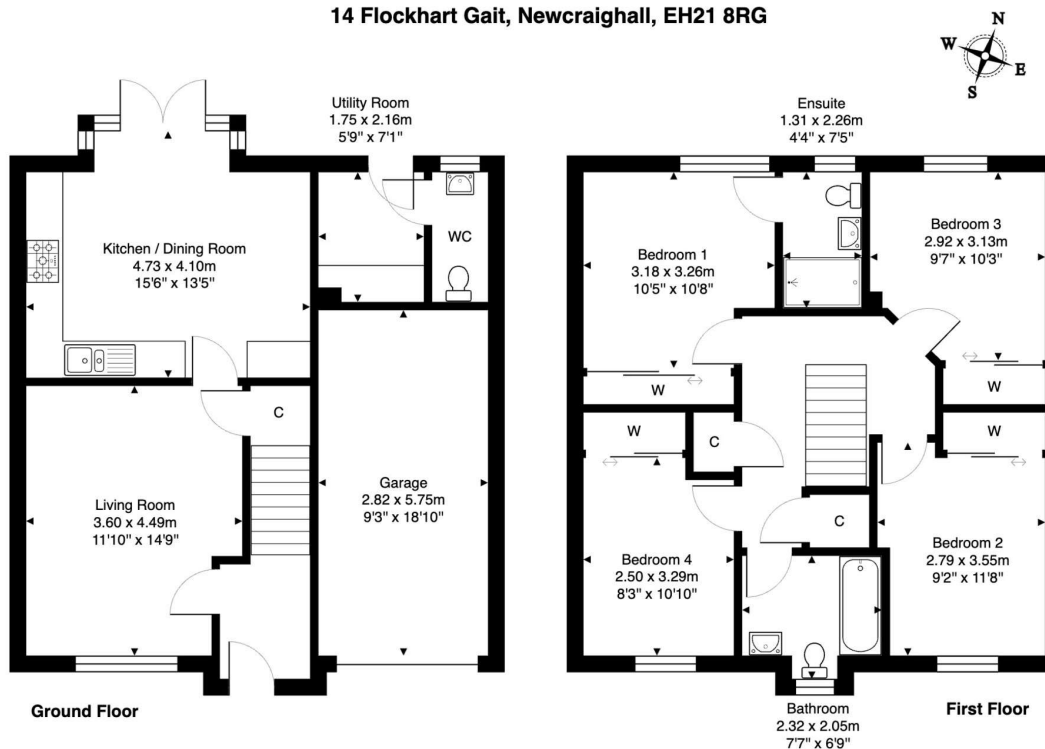


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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 126.2 m² ... 1358 ft²

All measurements are approximate and for display purposes only.



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