










Offers Over
£255,000

43 Blackchapel Road

Newcraighall | Edinburgh | EH15 3QU

A terrific opportunity has arisen to acquire this impressive and generously proportioned three bedroom terraced house quietly positioned within a sought-after modern development in Newcraighall. Within walking distance of the Fort Kinnaird, Asda as well as excellent transport links, this property will undoubtedly appeal to first-time buyers, couples and growing families. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and airy lounge/diner with room for different configurations, modern fully-fitted kitchen with a range of integrated white goods and under-unit lighting while being styled with wooden units and a light worktop, downstairs W/C with heated towel rail and utility cupboard, landing with access via a Ramsay ladder to the partially-floored attic, first good sized double bedroom with twin windows, integrated wardrobes and a large walk-in cupboard, second sizable double bedroom with space for freestanding furniture and integrated wardrobes with sliding mirrored doors, third single bedroom allowing for optional use as a home office/study, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a security intruder alarm system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £110 per annum.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens laid to lawn can be found to both the front and rear of the property while the rear also benefits for an access gate to a rear lane for bin access. For the car owner, there is on-street free parking to accommodate both residents and visitors alike.

Viewing

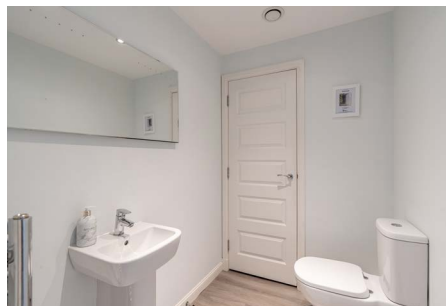
By appointment through Neilsons 0131 625 2222.





Location

Newcraighall is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots the Chemist, and Next as well as an Odeon cinema and a variety of restaurants. Portobello and Musselburgh are within proximity offering a further range of smaller retailers, restaurants and many pleasant walks along the promenades as well as Newhailes Park and National Trust House. Further leisure facilities are available including Portobello and Musselburgh Golf Courses, Jump in trampoline center, Power Soccer 5 a side Football Centre and both indoor and outdoor bowling Centres. The property is within the catchment area of good schools at both primary and secondary level and the area is well served by good bus services to and from Edinburgh's City Centre. The City By-pass is close by and links you to the main motorway network. There is a park and ride facility a short drive away and the Rail Link Service from Newcraighall to Edinburgh Waverley takes approximately 11 minutes to the City Centre.

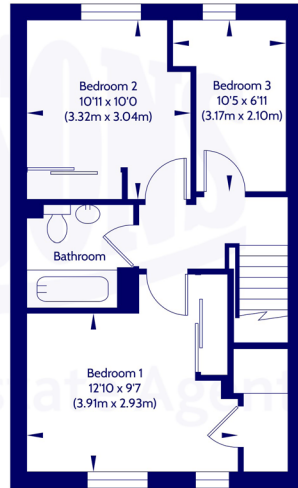




Approx. Gross Internal Floor Area 81.09 Sq M / 872 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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