



Solicitors & Estate Agents










Fixed Price

**£265,000**

# 41 Blackchapel Road

Newcraighall | Edinburgh | EH15 3QU

This most attractive, light and stylish end terraced villa with private front and rear gardens is quietly positioned within a small cul-de-sac setting within an established modern development conveniently positioned within walking distance of the Fort Kinnaird Retail Park with excellent bus links on hand.

-  3 Bedrooms
-  2 Public room
-  1 Bathroom & WC apartment
-  Private gardens
-  Resident's parking
-  EPC Rating – B
-  Council Tax Band - D



## Description

Offered to the market in move-in condition, this delightful property shall undoubtedly appeal to the professionals or families alike seeking a stylish home in an excellent location close to superb amenities, transport links, schooling and leisure pursuits. Enjoying a light and contemporary interior throughout, the accommodation comprises; entrance hallway with carpeted staircase leading to the upper floor. There is a sizeable front-facing lounge with under-stair cupboard, a modern dining integrated kitchen with French doors leading to the rear garden. Fitted with ample wall and base units with built-in gas hob, electric oven and hood with integrated fridge freezer and dishwasher. A useful utility room is located off the kitchen, which in turn leads to the two piece WC apartment with window to rear. Located upstairs are the three good sized bedrooms, with the two double rooms housing free-standing wardrobes – which are included in the sale. Lastly the family bathroom comprises of a white three piece suite with mains shower over bath. Further benefits include gas central heating with combi boiler and double glazing and it should be noted that all kitchen appliances and most items of furniture can be included in the sale if desired.



## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob/oven/hood, integrated fridge freezer and dishwasher, free standing washing machine, air fryer and microwave. Additional furniture items can also be included if desired (sofa, TV, dining table/chairs and wardrobes).

## Gardens and parking

There are private gardens to the front and rear of the property, with the fully enclosed rear garden providing an expanse of lawn and patio.

## Factors

Ross & Liddle are the Factoring Agents for the development to which a fee of approx. £120 per annum is payable for the upkeep of the communal garden grounds.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

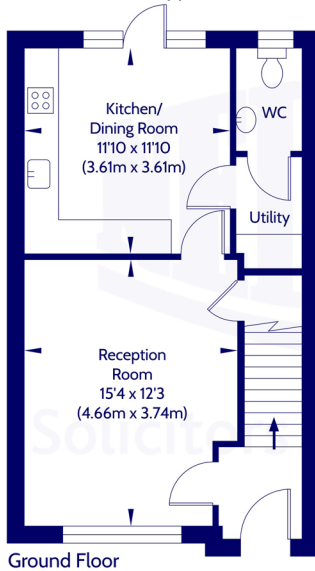
Newcraighall is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots the Chemist, and Next as well as an Odeon cinema and a variety of restaurants. 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.



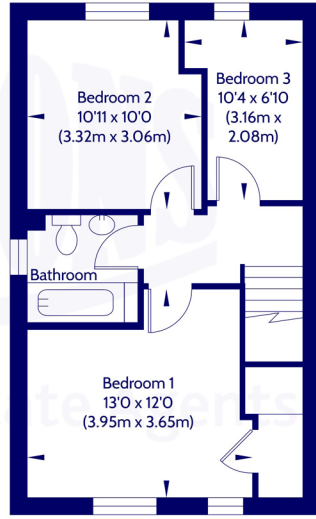




Approx. Gross Internal Floor Area 81.53 Sq M / 877 Sq Ft.



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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