



Offers over £160,000

10 Cleikiminrig, Edinburgh, EH15 3QZ



1



2



1



Bright and Modern 2 Bedroom Upper Flat

Situated on a residential cul-de-sac moments from Fort Kinnaird, this two bedroom upper flat offers light, airy living space with green views, private garden and a smart, modernised shower room.

Accommodation comprising: Private Main door Entrance, Entrance Hall, Living Room, Kitchen, Two Double Bedrooms, Built-In Storage, Recently Refurbished Shower Room, Gas Central Heating, Double-Glazing, Private Front and Rear Gardens, Residents' Parking.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

Council Tax Band C

ACCOMMODATION (WIDEST POINTS)

Livingroom	15'1" x 12'7" (4.60 x 3.84)
Kitchen	9'8" x 8'7" (2.95 x 2.62)
Bedroom1	13'3" x 8'2" (4.06 x 2.51)
Bedroom2	11'6" x 8'2" (3.51 x 2.51)

LOCATION

Cleikiminrig is a residential cul-de-sac situated in Newcraighall, to the east of Edinburgh. The property is conveniently located mere moments from Fort Kinnaird retail and entertainment park, which offers a wide range of shops, superstores, restaurants, cafes, a multi-screen cinema and gym. The Jewel is also close by and has a 24 hour Asda superstore, whilst further everyday amenities are available locally. The prom at Portobello is within easy reach for those seeking fresh air, and the open spaces of Newhailes and Duddingston are also easily accessible. There is also easy access to the City Centre via the bus route on the doorstep or via train with the Newcraighall station less than a mile away. For the motorist there is excellent access to the motorway network via the A1 and City Bypass.

EXTRAS

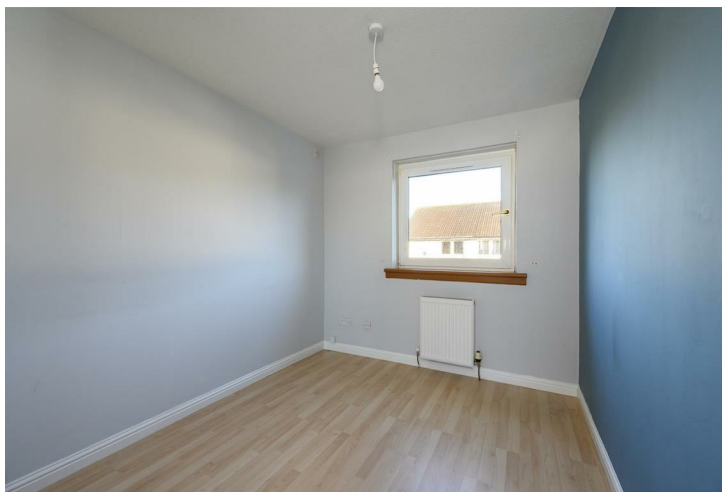
All fitted floor coverings and kitchen appliances are included in the sale. Note: No warranty will be provided for appliances.

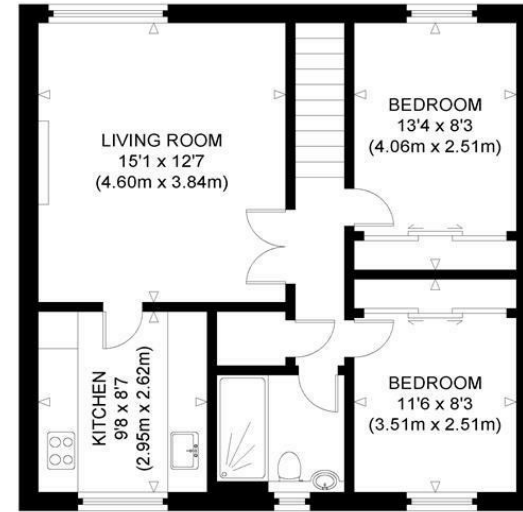
EPC RATING

C

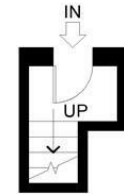
VIEWING

Telephone: 0131 253 2986





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 616 SQ FT / 57.3 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 22 SQ FT / 2.0 SQ M



CLEIKIMINRIG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 638 SQ FT / 59.3 SQ M

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

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HM Harper
Macleod LLP
Estate Agents & Solicitors

Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.