



80 Blackchapel Close

Newcraighall, Edinburgh, EH15 3SL

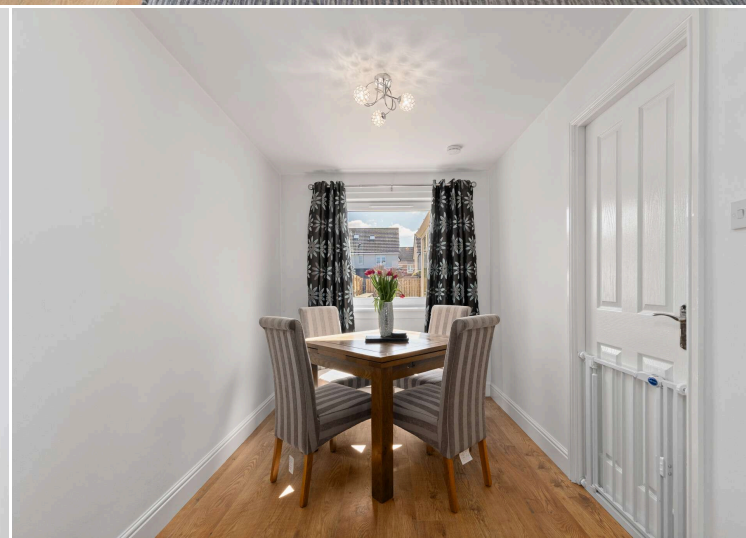


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2 bedroomed semi detached house within the Newcraighall area to the east of the city centre.

- Sitting/dining room
- Kitchen
- Conservatory
- 2 bedrooms
- Bathroom with 3-piece suite
- Front & rear gardens
- Driveway
- Excellent location close to amenities
- Solar panels
- Gas central heating & double glazing



Offers Over: £215,000

EPC Rating: Unknown

Council Tax: Unknown

Tenure: Freehold

Further information can be found in the home report.

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About the Property

This modern 2 bedroomed, semi detached home offers generous accommodation within the Newcraighall area to the east of the city centre. Internally the property is presented in move in condition and will be of particular interest to a first time buyer or a small family.

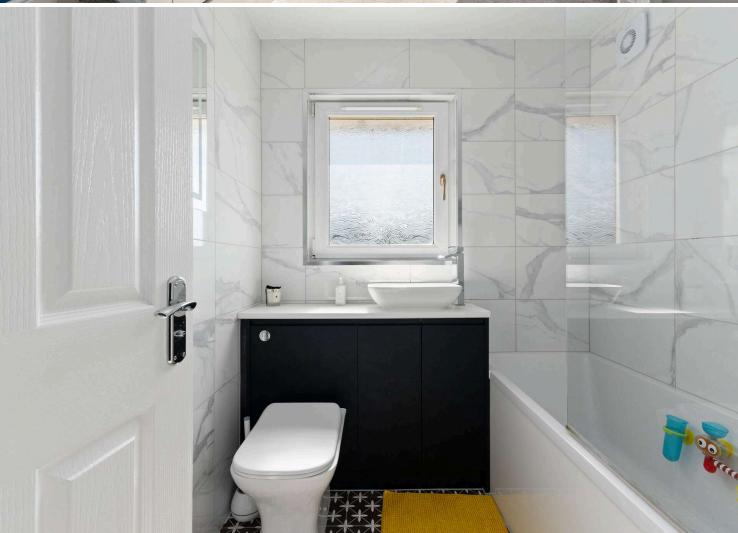
Externally the property benefits from a small garden and driveway to the front and a spacious rear garden which has recently been re fenced and has a new shed.

In addition, there are solar panels fitted to the rear of the roof and the property benefits from being on the Scottish Power Feed in Tariff.

Extras

To include all fitted floor coverings, light fittings, blinds, gas hob, electric oven washing machine, fridge/freezer and garden shed.





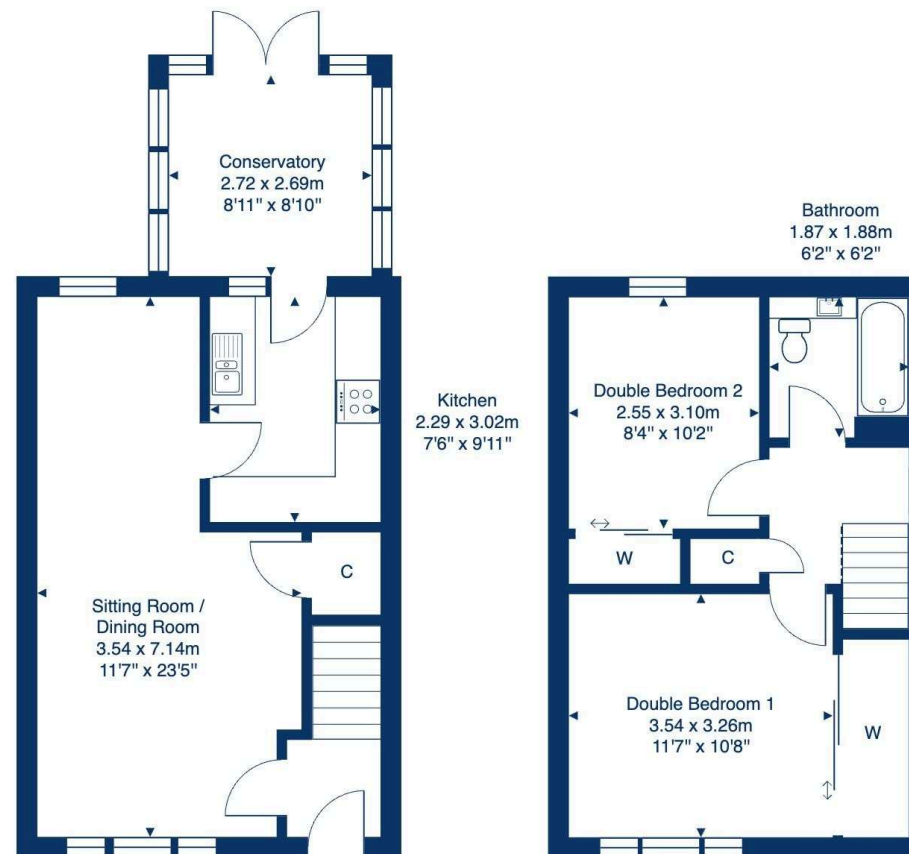
Location

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, AirHop trampoline park, and Power League Football Centre.

The property is within the catchment area of good schools at both primary and secondary level and the area is well served by 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.

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Total Area: 74.4 m² ... 801 ft²

All measurements are approximate and for display purposes only.





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