



4/1 Cleekim Road
EDINBURGH, EH15 3HU

Shared entrance hall
Hall
Living room
Kitchen/diner
Two double bedrooms
Bathroom
Private gardens front and rear
Single garage in courtyard close by
Electric storage heating
Double glazing
EPC: E
Council tax band: C

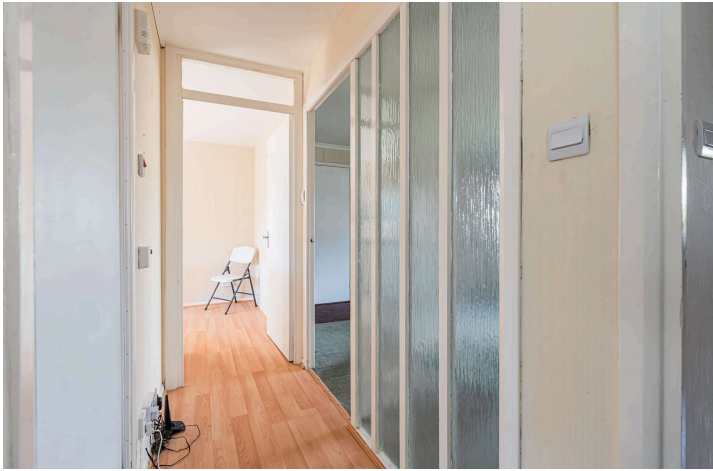
4/1 Cleekim Road, Newcraighall forms a well-proportioned, two bedroom, lower villa, with private gardens to the front and rear and a single garage in the courtyard close-by. This delightful property has been well cared for but is now in need of some general upgrading and re-decoration. The property has pleasant views to both the front, over the private garden and to the rear, over the established and well stocked garden. Electric storage heating and full double glazing has been installed and ensures a comfortable and ambient living environment. Properties such as this rarely come to the open market and offer an ideal opportunity for first time buyers or downsizers who still want to have the benefits of their own private garden and garage facilities. Viewing is highly recommended.

The accommodation comprises: Shared entrance hall, living room with fireplace and window to the front with open outlook, inner hall, kitchen/diner fitted with base and wall mounted units with electric cooker, fridge, automatic washing machine and ample space for kitchen table and chairs. Rear door leading to an established garden with a shed. Two good sized double bedrooms and shower room with walk-in shower unit. Single garage in courtyard adjacent to the property.

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, Next etc, and there is a large Asda Superstore within easy reach. Portobello and Musselburgh are within close 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. The property is within the catchment area of good schools at both primary and secondary level. The area is well served by good bus services to and from Edinburgh's city centre and the A1 is close by, giving access to Edinburgh's City Bypass and the A1. Regular public transport services operate to and from the city centre and to surrounding areas.







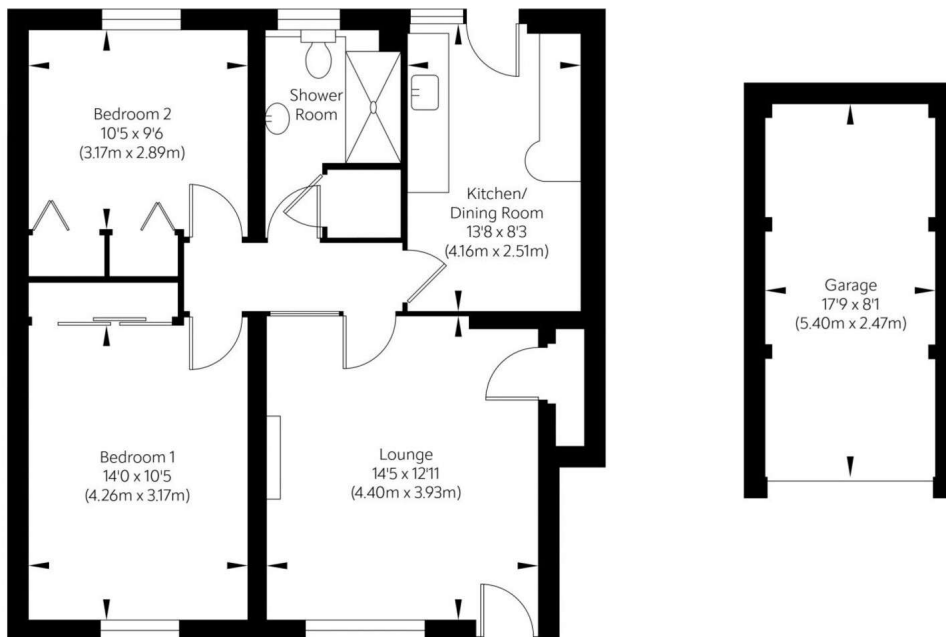






Approx. Gross Internal Floor Area 67.02 Sq M / 721 Sq Ft.

Ground 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 these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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