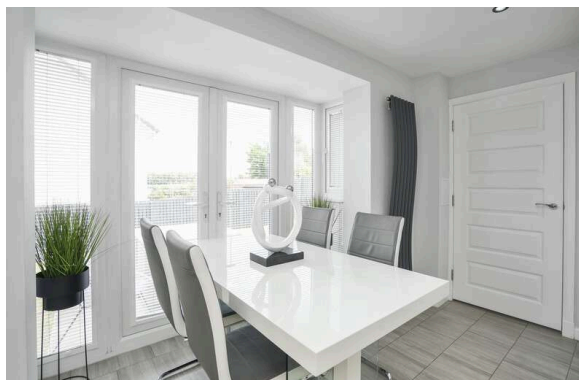




29 Blackchapel Road
NEWCRAIGHALL | EDINBURGH | EH15 3QU


warners
solicitors & estate agents



29 Blackchapel Road

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Warners are delighted to present to market this stunning three bedroom detached villa boasting garage, driveway and private gardens, situated on a sought-after modern development within walking distance of the varied Fort Kinnaird amenities. Viewing is essential to appreciate the true walk-in condition of this home, much enhanced by stylish contemporary fittings, a neutral tone decor and finished to a high specification by the current owner.

Public space on the ground level includes a comfortable bright and spacious living room with storage cupboard. The kitchen/dining room comes with sleek white gloss units, modern integrated appliances, under cabinet floor light, there is ample space for a dining table and French doors give direct access to the rear garden. The integral garage has been converted to a fabulous home gym with utility cupboard but could easily be utilised as a home office or simply used for storage. Completing the ground floor accommodation is a handy utility room and WC facility. Upstairs you'll find the main bedroom with an integrated wardrobe and stylish en-suite shower-room, three further bedrooms (two with integrated storage) and the modern family bathroom with stylish white three piece suite. Externally to the rear there is a fully enclosed garden, mainly laid to lawn along with patio area, making it ideal for alfresco dining and outdoor entertaining. Early viewing is highly recommended to fully appreciate the fabulous accommodation on offer. The property comprises: -

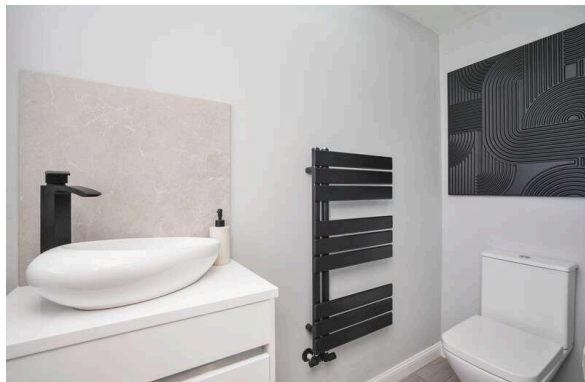
- Welcoming hallway
- Stylish downstairs WC & Utility room
- Box windowed spacious living room
- Newly fitted contemporary breakfasting kitchen with modern integrated appliances, induction hob, recessed and cabinet floor lighting. There is ample room for a dining table to enjoy that morning coffee and French patio doors allow seamless transition to the private rear garden
- Main bedroom with modern ensuite shower room and built in storage
- Two further bedrooms (one with built in storage)
- Modern fitted family bathroom with stylish three piece suite, shower over bath and chrome ladder radiator
- Gas central heating & Double glazing
- Generously sized private Driveway leading to the
- Single integral garage which can be entered via the hallway and has been converted into a home gym by the current owner but would also make an ideal home office or family room.

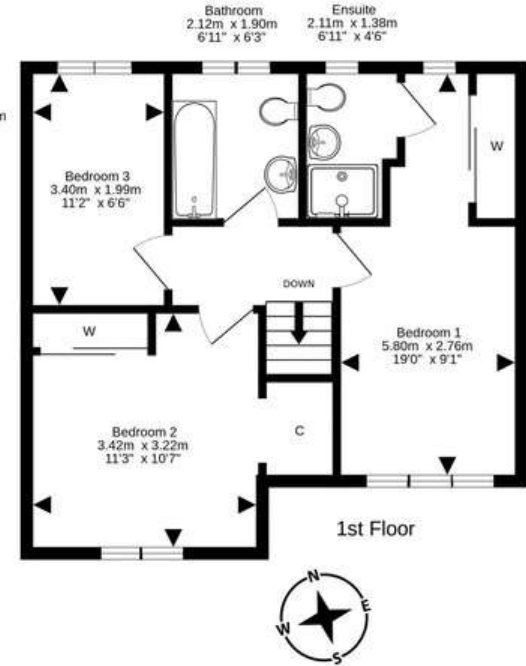
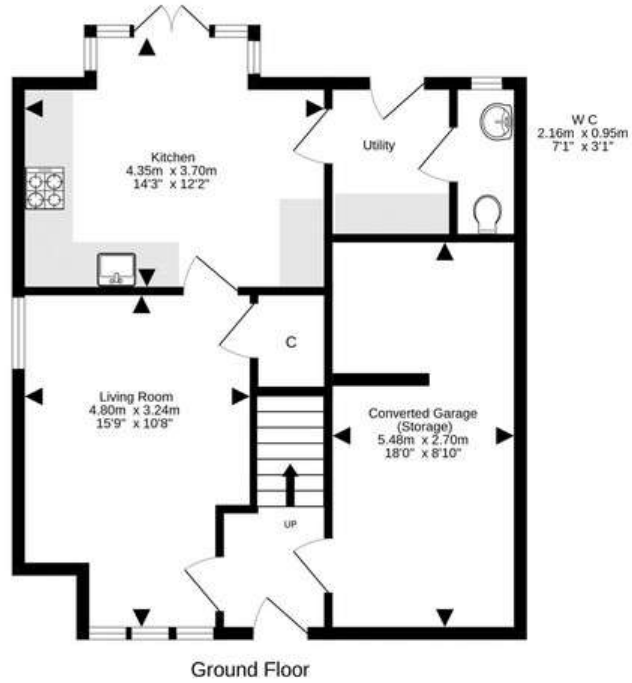
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All appliances apart from dryer, washing machine and chest freezer will be included in the sale. EPC C

Newcraighall is a former mining village located to the south-east of Edinburgh, close to Musselburgh and pleasant open countryside. Excellent beaches on the East Lothian coastline are only a short journey away. There is a good range of shopping outlets and amenities available at the nearby Fort Kinnaird complex, which is within easy reach, as is the Asda Supermarket at The Jewel. Nearby Portobello and Musselburgh offer further facilities. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the A1 and city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Newcraighall has its own railway station with links to Edinburgh and the Borders. The property is conveniently placed for those connected to the Royal Infirmary and Queen Margaret University.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024