



50 Peacocktail Close
NEWCRAIGHALL | EDINBURGH | EH15 3QS


warners
solicitors & estate agents



50 Peacocktail Close

NEWCRAIGHALL | EDINBURGH | EH15 3QS

Well-presented two-bedroom, end terraced property boasting both front and rear garden, and situated in the popular residential area of Newcraighall.

This delightful home offers well-planned accommodation over two levels, and will hold immense appeal to a wide range of buyers, from first-time buyers and young families to those looking to downsize. On the ground floor, the living room is flooded with a good amount of natural light. The separate kitchen lies just off this, and from here access is provided to the south-facing rear garden, which will be ideal for enjoying the best of the summer weather. Moving upstairs, both bedrooms are of a good size, with the principal bedroom benefitting from integral cupboard storage. A contemporary bathroom completes the accommodation internally.

Conveniently located just a short walk away from all of the amenities of Fort Kinnaird retail park, early viewing is essential to avoid missing out on this fantastic opportunity.

- Two-bedroom end terraced home
- Popular location
- Excellent local amenities
- Living room
- Kitchen
- Principal bedroom with integral cupboard storage
- Second bedroom
- Bathroom
- Double glazing and Gas central heating
- Front and rear garden

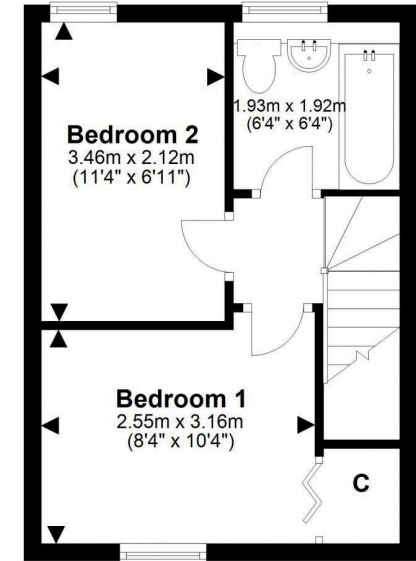
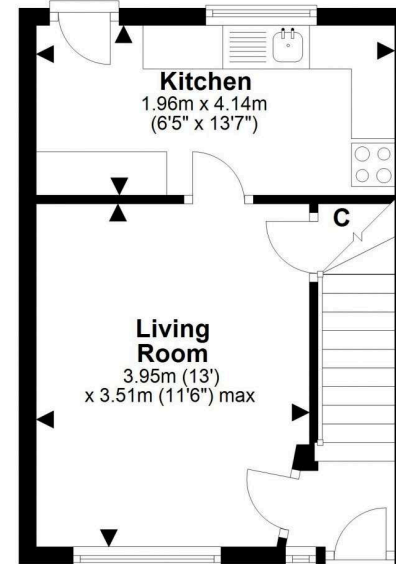
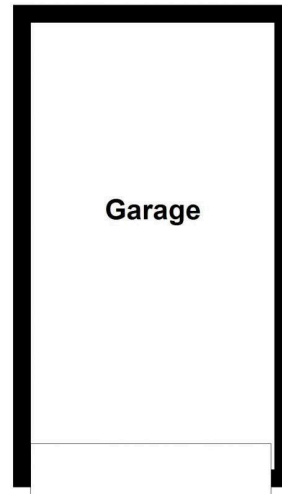
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Newcraighall is a suburb located in the south-east of the city, situated close to Musselburgh. There is a good range of shopping outlets with further amenities available at the nearby Fort Kinnaird leisure complex, Musselburgh town centre and Asda Supermarket. The area is close to pleasant open countryside, with excellent beaches nearby at East Lothian. 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 city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

All items included apart from fridge freezer, cooker and units in bedroom 2. EPC Rating C. Council tax band C





For details of the total internal floor area, please refer to the Home Report.
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.