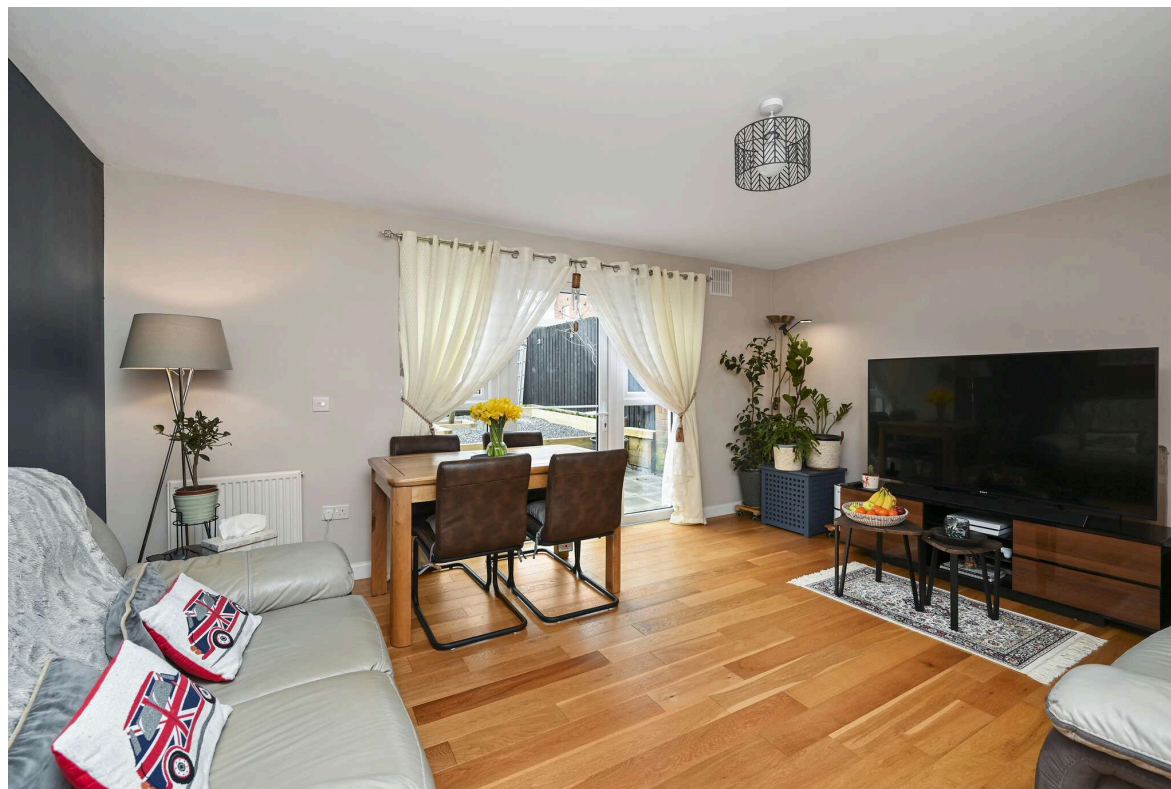




36 Blackchapel Road,  
NEWCRAIGHALL | EDINBURGH | EH15 3QU

  
**warners**  
solicitors & estate agents





## 36 Blackchapel Road

NEWCRAIGHALL | EDINBURGH | EH15 3QU

Set in the heart of a quiet cul-de-sac moments from Fort Kinnaird is this immaculately presented terraced house. Boasting luxury fixtures and finishings the property enjoys an driveway, a fully enclosed rear garden, gas central heating and double glazing and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with generous dining space and French doors to the rear garden, an exquisite kitchen with attractive units and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level benefits from three well-proportioned bedrooms (master with built-in wardrobe) and the house is completed by a stylish bathroom with shower over bath. Externally the landscaped rear garden is ideal for low maintenance.

- Quiet cul-de-sac next to Fort Kinnaird
- Driveway and rear garden
- welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen
- Three bedrooms
- Bathroom and a W/C
- Gas central heating and double glazing

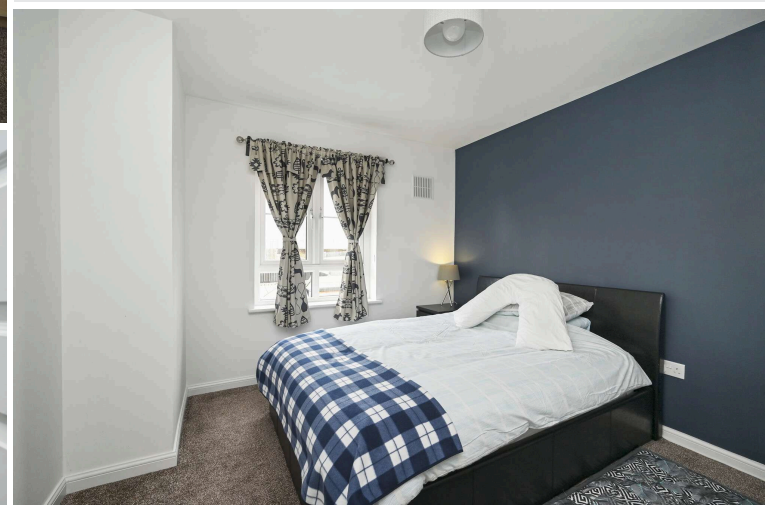
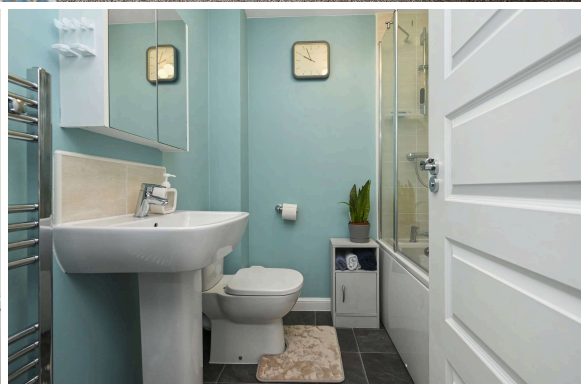
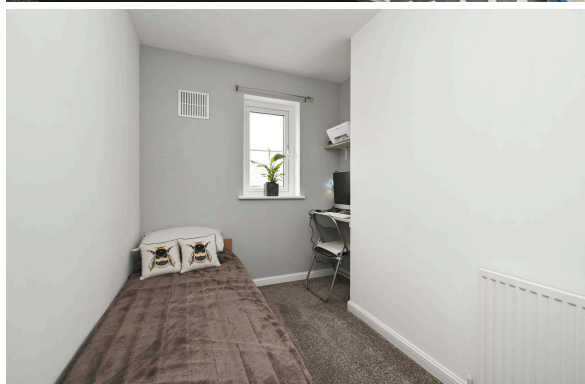
All mounted curtain poles, small cabinet mounted in the bathroom and downstairs toilet, fridge, oven and dishwasher all included in sale. EPC Rating B.

Factoring charges covered by Ross & Liddell approx £46 per annum and cover maintenance of the communal grounds.

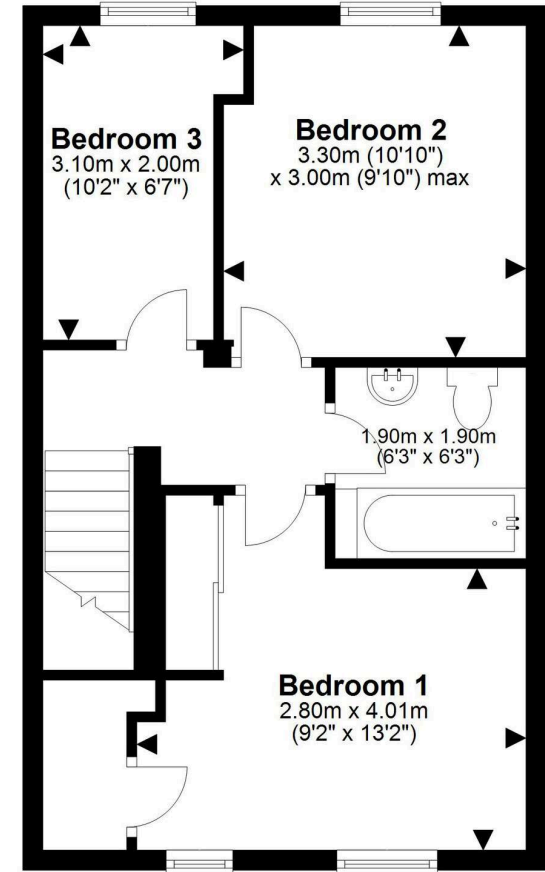
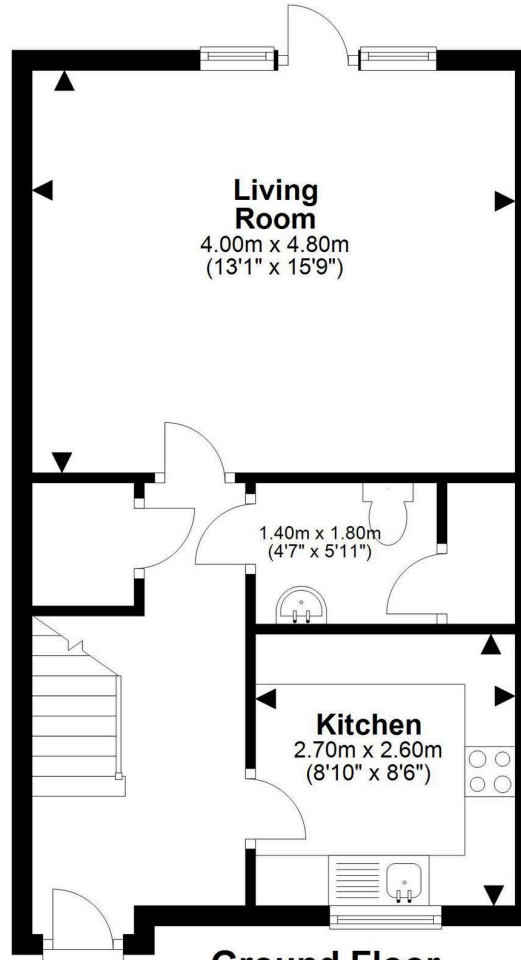
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.







**First Floor**



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