



80 Peacocktail Close,
NEWCRAIGHALL | EDINBURGH | EH15 3QT


warner's
solicitors & estate agents



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Set on a quiet street moments from Fort Kinnaird and quick transport links is this spacious semi-detached house. Boasting private front and rear gardens, a separate garage, gas central heating and double glazing this property would make an ideal buy in a tranquil yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window, a contemporary kitchen with attractive units that flows through to the garden facing conservatory and upstairs enjoys two well-proportioned double bedrooms and the property is completed by a stylish shower room. Externally the fully enclosed rear garden is mainly laid to lawn.

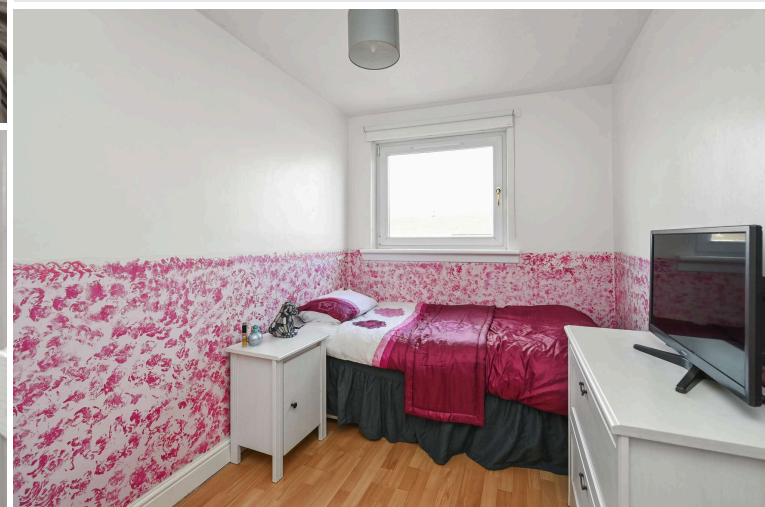
- Semi-detached house
- Quiet setting moments from Fort Kinnaird
- Private front and rear gardens
- Separate garage
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Garden facing conservatory
- Two double bedrooms
- Stylish shower room
- Gas central heating
- Double glazing

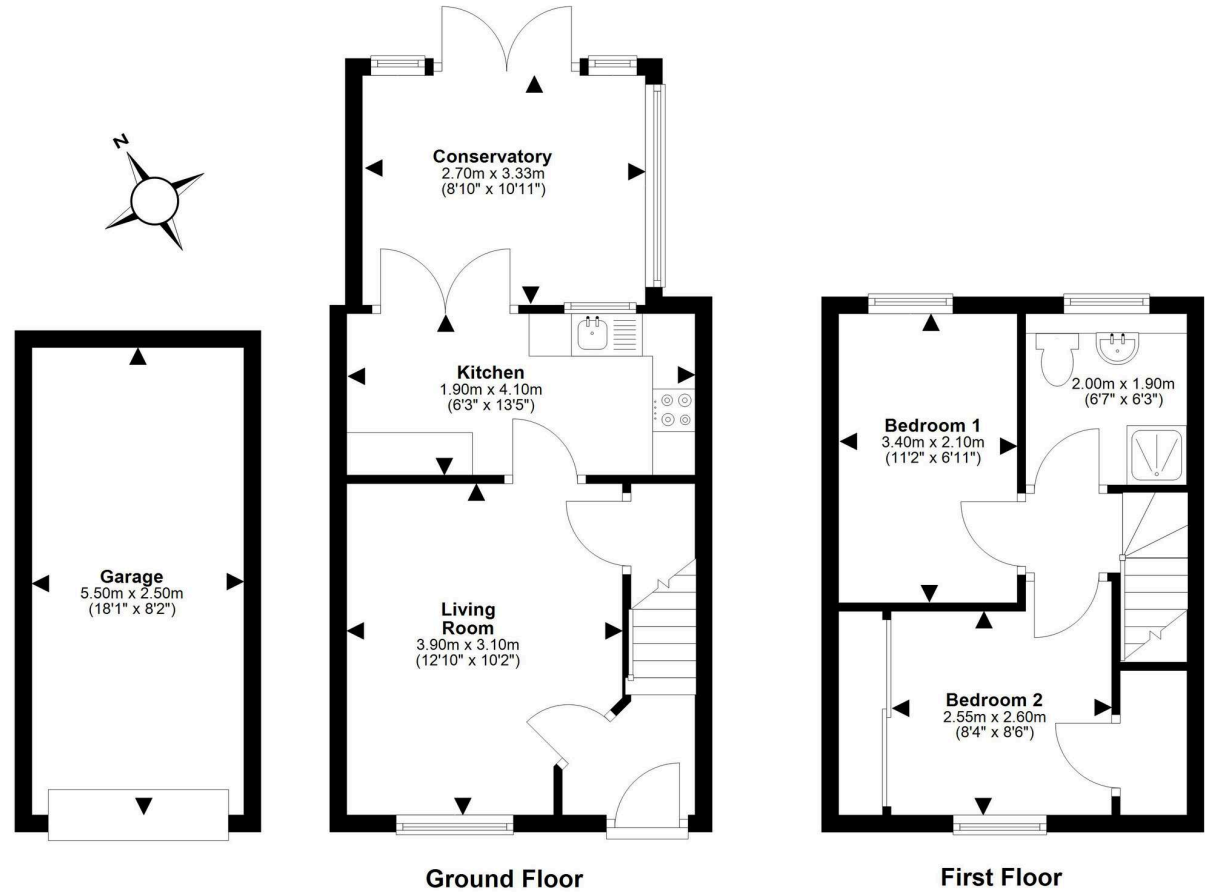
All window blinds, oven, hob, integrated fridge freezer & washer dryer included in sale. EPC Rating C.
There are no factoring charges associated with this property.

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.





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.