



30 Cleikiminrig  
NEWCRAIGHALL | EDINBURGH | EH15 3QZ

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solicitors & estate agents



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Set in a quiet cul-de-sac, moments from Fort Kinnaird shopping centre, rail and quick car routes and vast open green spaces is this immaculately presented main door, double upper apartment. Significantly upgraded and extended the property boasts a well-kept 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 picture window, a contemporary kitchen with attractive units, a large double bedroom and the level is completed by a stylish bathroom with shower over bath. Following up a carpeted staircase the upper level enjoys two further well-proportioned bedrooms and the enclosed rear garden is mainly laid to lawn with a decked area ideal for al fresco dining.

- Quiet cul-de-sac moments from Fort Kinnaird
- Welcoming hallway
- Bright lounge
- Contemporary kitchen with attractive units
- Three double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing

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

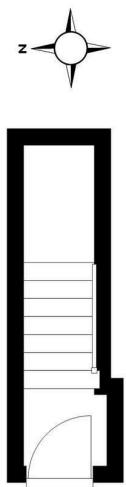
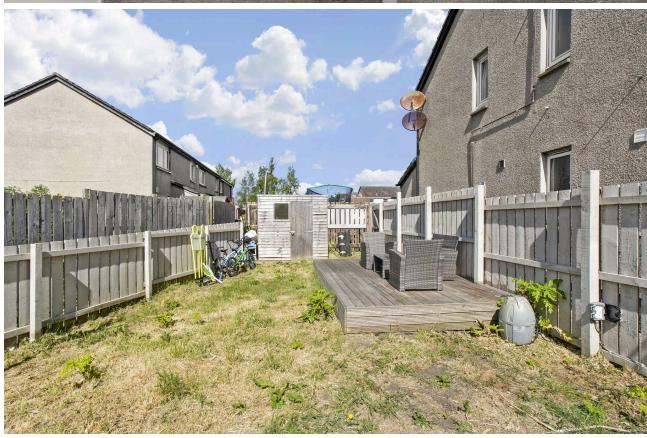


Newcraighall is a sought-after suburb located in the south-east of the city close to Musselburgh. There is an excellent range of shopping outlets at the nearby Fort Kinnaird leisure complex with Musselburgh town centre and the Asda Supermarket conveniently close. The area is close to pleasant open countryside, 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.

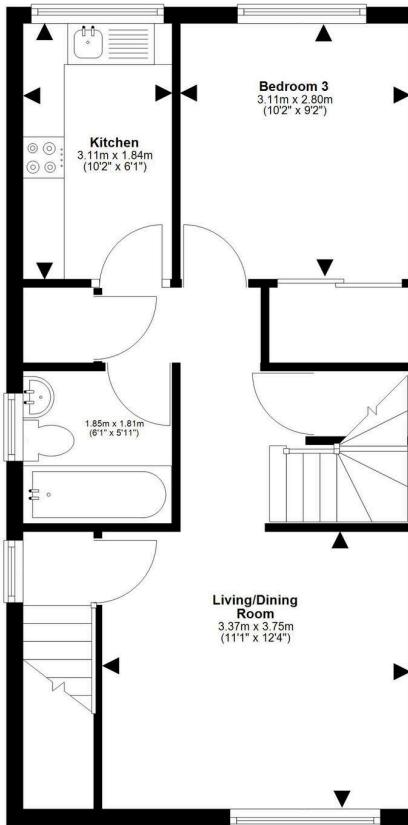
Energy rating C, Council tax band B. There is no factor associated with this property.

Extras included in this sale are the fixtures and fittings, washing machine, fridge/freezer, cooker, blinds, curtains and garden shed.



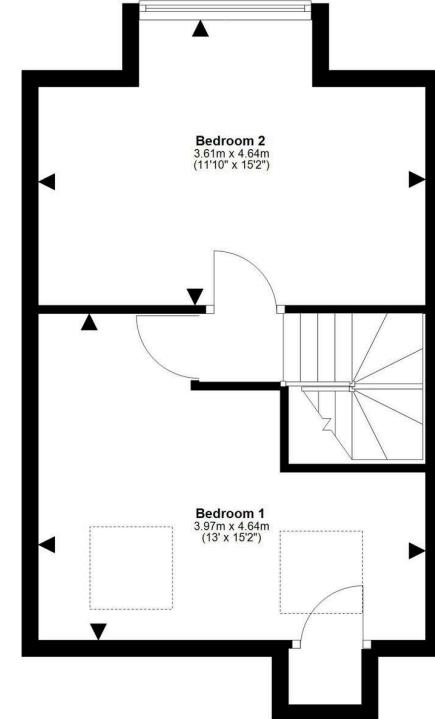


Ground Floor



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.



Second Floor