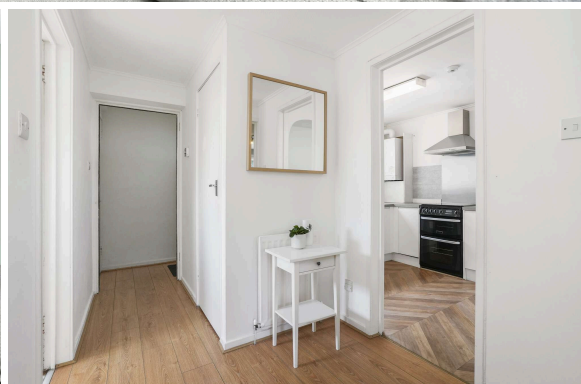




16/1 Klondyke Street  
NEWCRAIGHALL | EH21 8SQ

  
**warners**  
solicitors & estate agents





## 16/1 Klondyke Street

NEWCRAIGHALL | EH21 8SQ

Set in a quiet cul-de-sac in the heart of Newcraighall, moments from Fort Kinnaird, the train station and the vast open countryside is this spacious main door lower villa. Boasting a private secluded garden, double glazing, gas central heating and resident's parking this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with three deep storage cupboards, a bright lounge with access to the private garden, a contemporary kitchen with attractive units, large double bedroom and the flat is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn with a paved section ideal for al fresco entertaining.

- Main door lower villa
- quiet setting close to train station and Fort Kinnaird
- Private fully enclosed rear garden
- Welcoming hallway with ample storage
- Bright lounge
- Contemporary kitchen
- Large double bedroom
- Stylish bathroom
- Gas central heating
- Double glazing

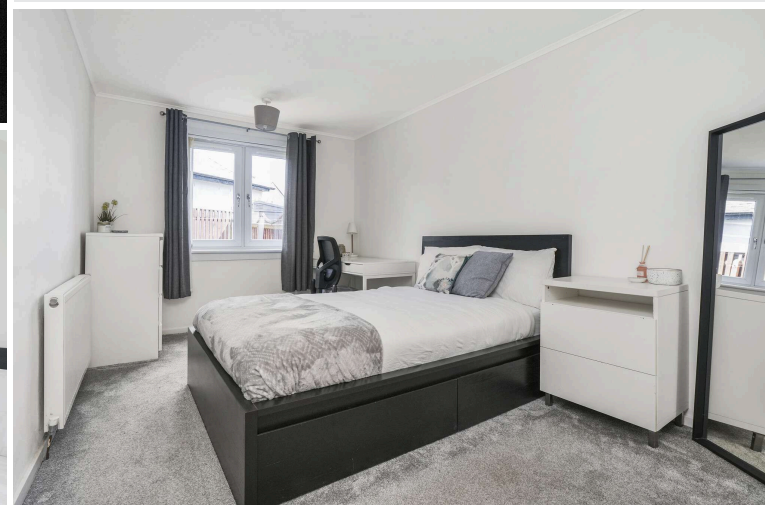
Extras included in the sale are the fridge, cooker, washing machine, bed, desk, chest of drawers, and TV unit.

Energy rating C. Council Tax band A.

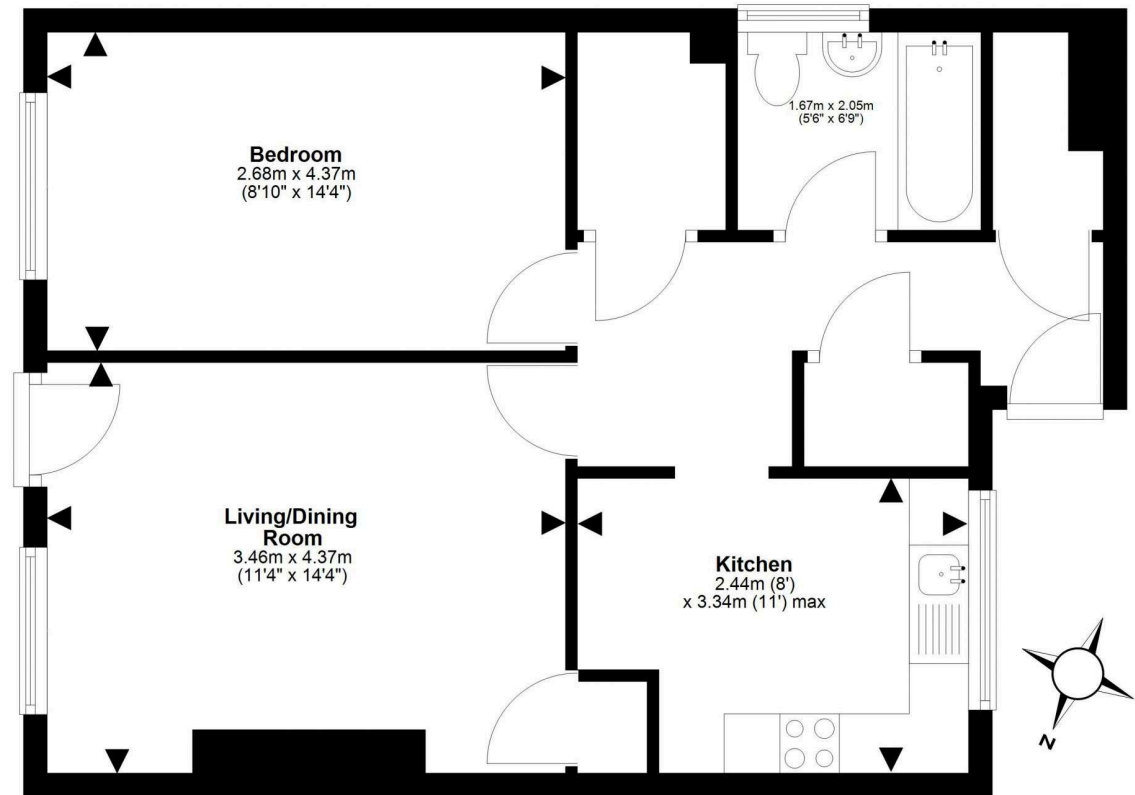
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Newcraighall is a highly sought-after suburb located to the south-east of the city, situated close to Musselburgh. There is an excellent range of shopping outlets with further amenities available at the nearby Fort Kinnaird leisure complex, Musselburgh town centre and Asda Hypermarket. 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 bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks







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.