



5 Peacocktail Close
NEWCRAIGHALL | EDINBURGH | EH15 3QS


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Particularly appealing terraced home, superbly positioned in a small, pedestrianized cul-de-sac on this mature development, well placed for a superb range of amenities and excellent road links. This attractive home provides comfortable accommodation which would make an ideal first home and has the added attraction of front and rear gardens. Downstairs the property comprises a spacious living room with a storage cupboard and a fully fitted kitchen with access to the rear garden. The kitchen currently comprises a washing machine, gas hob, oven, fan and fridge. Upstairs there are two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath. The property also benefits from off street parking, an attic and front and rear gardens made up of a shed, patio and gravel.

- Two Bedroom Terraced Home
- Welcoming hallway
- Bright and spacious living room
- Fully Fitted Kitchen with access to the garden
- Two well-proportioned bedrooms
- Bathroom
- Private front and rear garden
- Gas central heating and off-street parking

Council Tax Band C and Energy Rating Band C

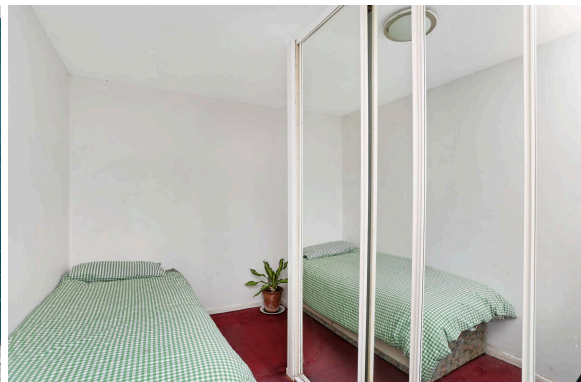
All fixtures will be included in the sale, the sale will also include the blinds in the living room, kitchen and front bedroom.

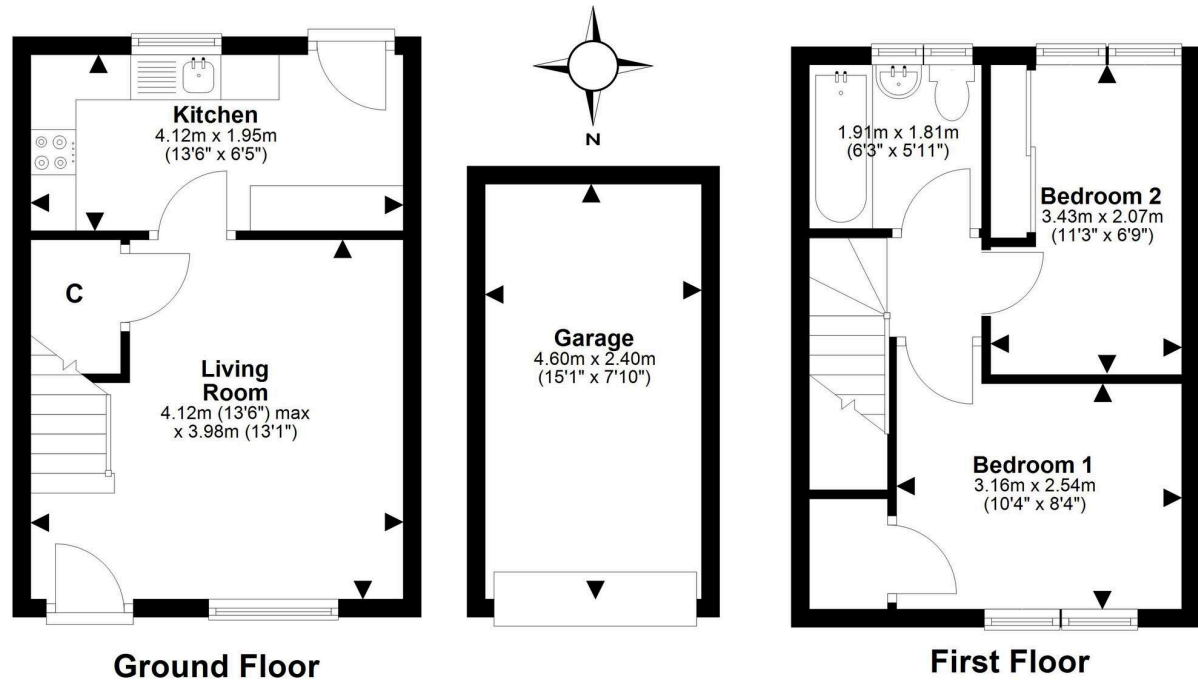
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Newcraighall is a former mining village located to the southeast 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 Asda's Supercentre 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.





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.