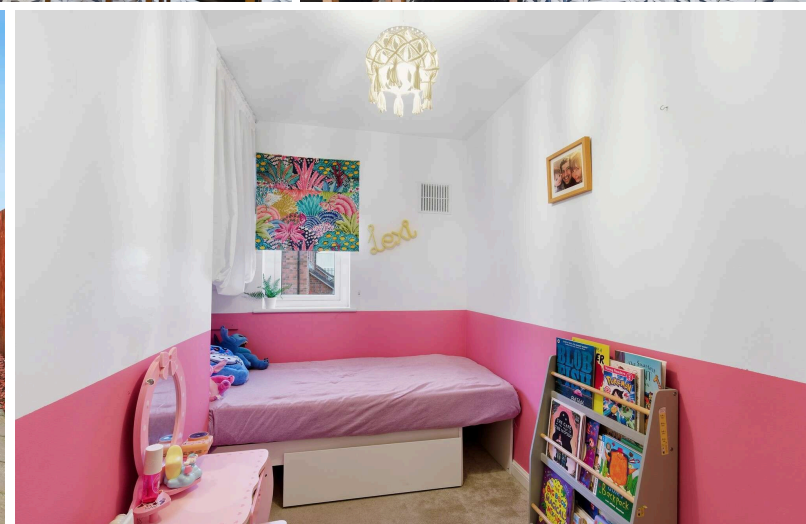




50 Blackchapel Road  
Edinburgh, EH15 3QU



- Smart 3 Bedroom Terraced House
- Small driveway for off road parking
- Close to Fort Kinnaird Retail
- EPC: C
- Council tax: Band D







Located just a stone's throw from Fort Kinnaird Park; where retail, dining and leisure converge—this modern three-bedroom terraced home offers a fantastic opportunity within the popular Newcraighall area. Presented in excellent condition throughout, the property is ideally suited to first-time buyers, young couples and growing families alike.

The bright and spacious accommodation is arranged over two floors. On the ground level, the welcoming lounge to the front benefits from a generous under-stairs storage cupboard and a large window that fills the room with natural light. To the rear, accessed from the living room, is a modern fully-fitted kitchen/diner with a range of wall and base units and plumbing for a washing machine. A convenient WC/utility cupboard is also accessed from the kitchen.

Upstairs, the landing provides access to the loft and leads to two well-proportioned double bedrooms along with a smaller third bedroom, ideal as a nursery or home office. In the principal bedroom, the over-stairs cupboard has been thoughtfully converted to create a cosy work-from-home space or additional walk-in storage. A partially tiled shower room completes the accommodation, featuring a corner shower cubicle. The property further benefits from gas central heating and double glazing throughout.

Externally, the home enjoys a small private parking space to the front. The landscaped rear garden has been designed for low-maintenance living, with patio, a section of lawn, an outdoor tap, timber shed for storage and rear access lane. Additional unallocated residents' parking is available on Blackchapel Road,

with free on-street visitor parking nearby. The property is factored by Ross & Liddell, with monthly fees to be confirmed.

#### Location:

Newcraighall is located to the East of Edinburgh and is well served by a host of excellent amenities at the nearby Fort Kinnaird shopping complex, which offers a wide range of high street stores, such as, Marks and Spencer, Boots the Chemist, Next etc, and there is a large Asda Superstore within easy reach. Portobello and Musselburgh are within close proximity, offering a further range of smaller retailers, restaurants and many pleasant walks along the promenades, as well as Newhailes Park and National Trust House. The property is within the catchment area of good schools at both primary and secondary level. The area is well served by good bus services to and from Edinburgh's city centre and the A1 is close by, giving access to Edinburgh's City Bypass and the A1. Regular public transport services operate to and from the city centre and to surrounding areas.

#### Agents Note:

Communal grounds Factor Agent- Ross Liddell - circa £180 p.a



**TOTAL: 877 sq. ft, 81 m<sup>2</sup>**  
 1st floor: 434 sq. ft, 40 m<sup>2</sup>, 2nd floor: 443 sq. ft, 41 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 9 sq. ft, 1 m<sup>2</sup>, WALLS: 59 sq. ft, 6 m<sup>2</sup>  
Measurements Deemed Highly Probable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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