

COULTERS[®]

102 PEACOCKTAIL CLOSE

NEWCRAIGHALL, EDINBURGH, EH15 3QT

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in the well-connected area of Newcraighall, 102 Peacocktail Close is a beautifully presented end-terrace house offering bright, well-proportioned accommodation, private gardens and the benefit of a private parking space.

The area has excellent local amenities close by, including the extensive shopping and leisure facilities at Fort Kinnaird.

The property is particularly appealing for those looking for a modern home in move-in condition as it is finished to a very high standard with attractive contemporary fittings and features.

The front door opens into the entrance hall which provides access to the ground floor living spaces. The bright and welcoming sitting/dining room provides a comfortable space for relaxing with windows on two elevations.

The stylish modern kitchen offers a good range of contemporary wall and base cabinetry together with integrated appliances and two storage cupboards. A lovely, modern sunroom provides a versatile additional reception space and benefits from direct access to the rear garden. A WC completes the ground floor accommodation.

KEY FEATURES



Beautifully presented end terrace house.



Three bedrooms, all with built-in storage.



Lovely modern sunroom with door to the garden.



Private front and rear gardens.



Parking space to the rear and unrestricted on-street.



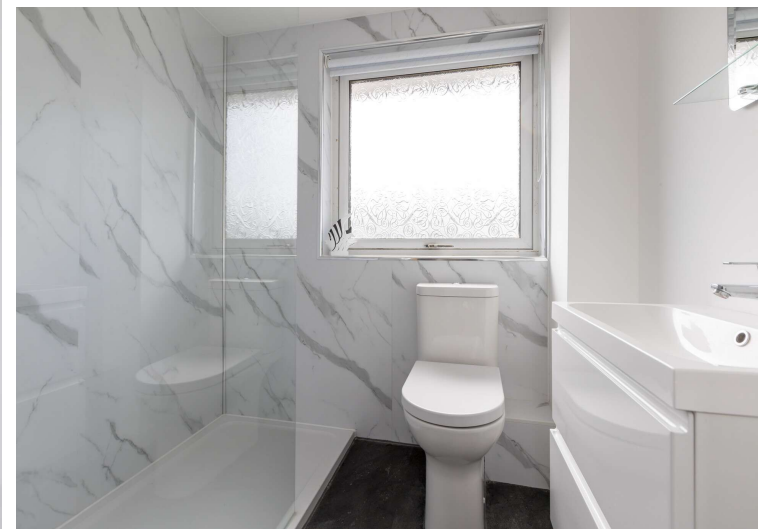
Excellent local amenities nearby in Fort Kinnaird.



EPC Rating - C



Council Tax Band - D



Upstairs, there are three bedrooms. Two are good-sized doubles with build-in wardrobes, the third is currently used as a home office but could be a single bedroom. The modern shower room has a walk-in shower.

The property benefits from private front and rear gardens, with the rear garden enjoying a pleasant south-facing aspect. A private parking space is located in the garaging area to the rear, while unrestricted on-street parking is also available in front of the house.

It may be possible to have the curb at the front of the house dropped so that the front garden could be used for parking (subject to necessary consents).





THE LOCAL AREA

Newcraighall is a popular residential area situated on the eastern side of Edinburgh, conveniently located next to the A1, providing quick access to the City Bypass and the motorway network.

The district benefits from efficient transport connections, with frequent bus services to Edinburgh city centre and surrounding areas. Both Newcraighall Park and Ride and Newcraighall train station are within close proximity (roughly 20 minutes walk) with train services to Edinburgh Waverley running every half an hour at peak times and taking 14 minutes.

The area boasts a wide array of local amenities and leisure options, including cinemas, a gym, a variety of restaurants and coffee shops, and major retail outlets at Fort Kinnaird Retail Park. For outdoor enthusiasts, Holyrood Park and the Portobello Esplanade offer walking, jogging, and cycling opportunities, with several golf courses also nearby.

EXTRAS

All fitted flooring, lighting, blinds and curtains are included in the sale price, as are the kitchen appliances. Some items of furniture may be available by separate negotiation.

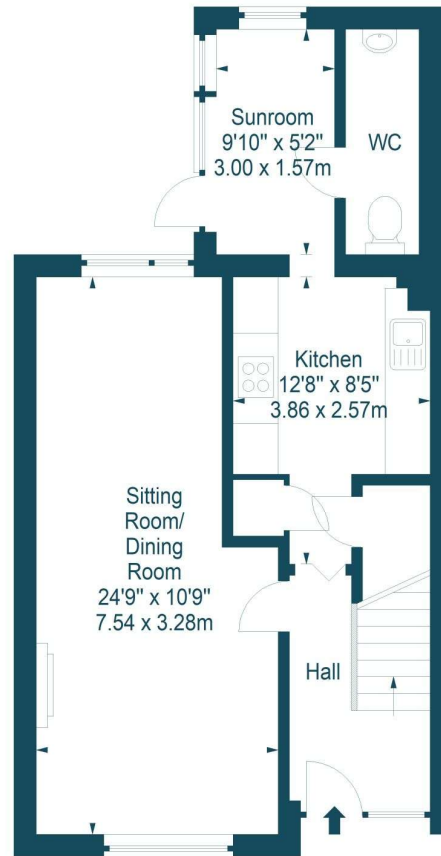




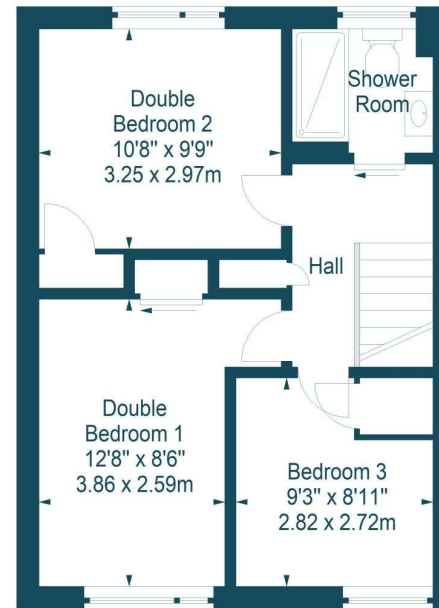
Peacocktail Close,
Edinburgh,
Midlothian, EH15 3QT



Approx. Gross Internal Area
961 Sq Ft - 89.28 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.