



**13 Flockhart Gait**  
Newcraighall, EH21 8RG

A

*"13 Flockhart Gait is an impressive three bedroom semi-detached villa, with immense appeal"*

- HALLWAY
- SITTING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- FRONT & REAR GARDENS





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## LOCATION

Newcraighall is a popular, thriving and vibrant residential area located to the east of the city centre. Within easy reach there is a wide selection of High Street shopping at Fort Kinnaird Retail Park and an Asda Superstore. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Newcraighall railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Jack Kane Leisure Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



## DESCRIPTION

13 Flockhart Gait is an impressive semi-detached villa, with immense appeal set within a mature modern development. This exceptional home is beautifully presented in excellent order with contemporary high specification finishes throughout.

The accommodation of offer comprises: hallway with cupboard; sitting room with bay window; dining kitchen fitted with high gloss units and direct access to the rear garden via French doors; downstairs W.C; dual window master bedroom to the front with fitted wardrobes and additional deep storage cupboard, second double bedroom with fitted wardrobes, smaller bedroom which would make an ideal office; modern family bathroom with a white suite and mains shower over bath.

Further benefits include gas central heating, double glazing, fully enclosed beautifully landscaped south facing rear garden, front garden and driveway with space for two cars.

## EPC RATING

The energy efficiency rating for this property is band B





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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Flockhart Gait,  
Newcraighall,  
Musselburgh,  
Midlothian, EH21 8RG

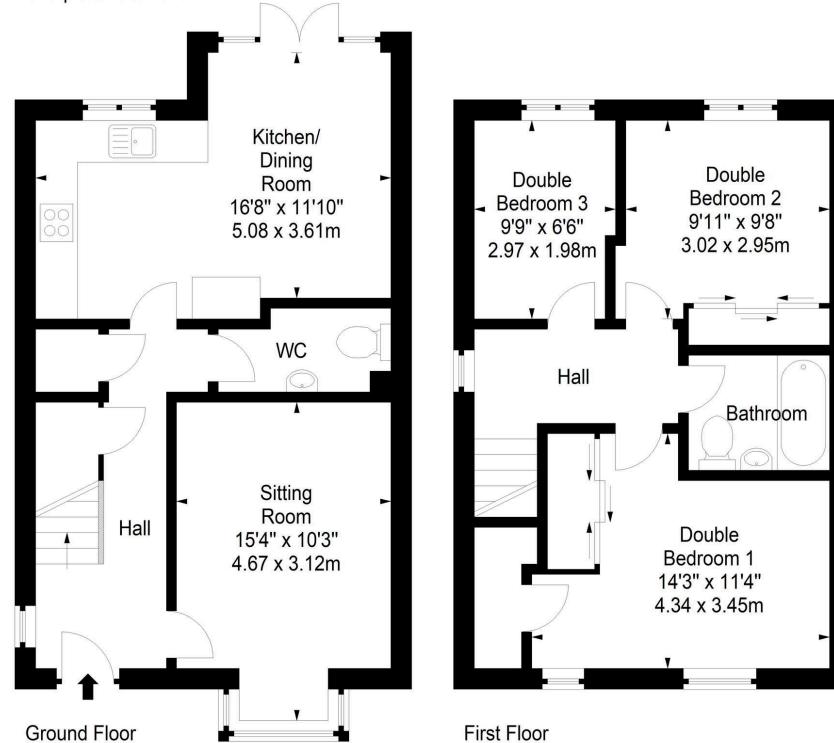


Approx. Gross Internal Area

937 Sq Ft - 87.05 Sq M

For identification only. Not to scale.

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