



Offers Over
£185,000

46 Peacocktail Close

Newcraighall | Edinburgh | EH15 3QS

This attractive mid-terraced home offers a warm and welcoming living environment and is presented in move-in condition, making it an excellent opportunity for first-time buyers or those looking to step onto the property ladder. Occupying a generous plot with gardens to both the front and rear, the property provides bright and comfortable accommodation suited to modern living.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation comprises a bright and well-proportioned lounge, offering an inviting space for relaxation and everyday living. The fitted kitchen is equipped with a range of wall and base units together with appliances, providing good storage and workspace while allowing direct access to the rear garden, ideal for family living and entertaining. Upstairs, there are two bedrooms, including a spacious principal bedroom benefiting from a deep fitted wardrobe providing excellent storage. A further bedroom offers flexible accommodation suitable for guests, children or home working. The bathroom is finished in a white three-piece suite with an electric shower over the bath and is complemented by attractive, low-maintenance waterproof wall panelling.

Additional benefits include double glazing and gas-fired central heating, ensuring comfort and energy efficiency throughout the year.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property enjoys a fully enclosed south-facing rear garden, ideal for enjoying sunny afternoons and outdoor dining. The front garden adds to the property's appeal, while ample residents' and visitor parking bays are available nearby, along with unrestricted on-street parking for added convenience.

Viewing

Please contact Neilsons on 0131 625 2222.





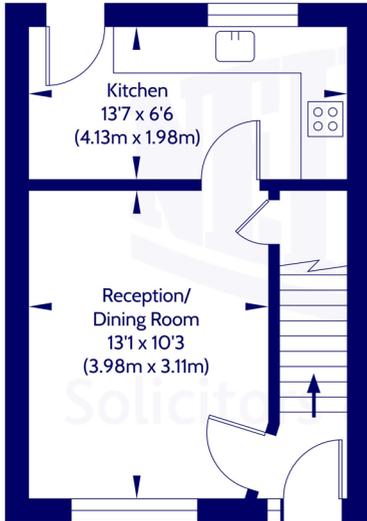
Location

One of Newcraighall's standout features is its exceptional access to shopping and leisure. Fort Kinnaird, one of Edinburgh's largest retail parks, is just moments away. From popular high-street brands and homeware stores to gyms, restaurants and a cinema, it's a convenient hub where you can tick off your to-do list, catch up with friends or relax after work, all without travelling into the city centre. Connectivity is equally impressive. Newcraighall railway station offers a direct service to Edinburgh Waverley railway station in under 15 minutes, making it ideal for commuters and city lovers alike. The area is also well served by Lothian Buses, while easy access to the A1 and the city bypass ensures straightforward travel by car. With a selection of modern developments and stylish new-build homes, Newcraighall appeals strongly to younger buyers seeking contemporary living at an affordable price. Offering room to grow, excellent transport links and everyday amenities close at hand, it's a community perfectly suited to both your current lifestyle and your future plans.

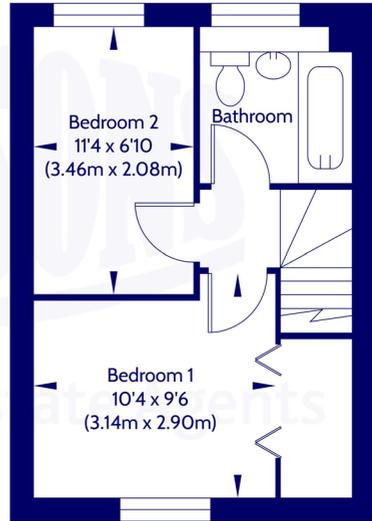




Approx. Gross Internal Floor Area 50 Sq M / 542 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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