

COULTERS[©]

74 BLACKCHAPEL CLOSE

NEWCRAIGHALL, EDINBURGH, EH15 3SL

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a modern and well-established development, this attractive two-bedroom semi-detached home offers a superb balance of indoor comfort and outdoor space, complete with front and rear gardens, a private driveway, and a garage. The ground floor is centred around a bright and spacious sitting and dining room that spans the full width of the property, creating a versatile and inviting living environment. Flooded with natural light, this impressive space opens directly onto the rear garden through elegant French patio doors, seamlessly connecting indoor and outdoor living.

KEY FEATURES



Well proportioned semi-detached house.



Two generous double bedrooms.



Front and rear gardens.



Private garage and driveway parking.



Within a short stroll of Fort Kinnaird amenities.



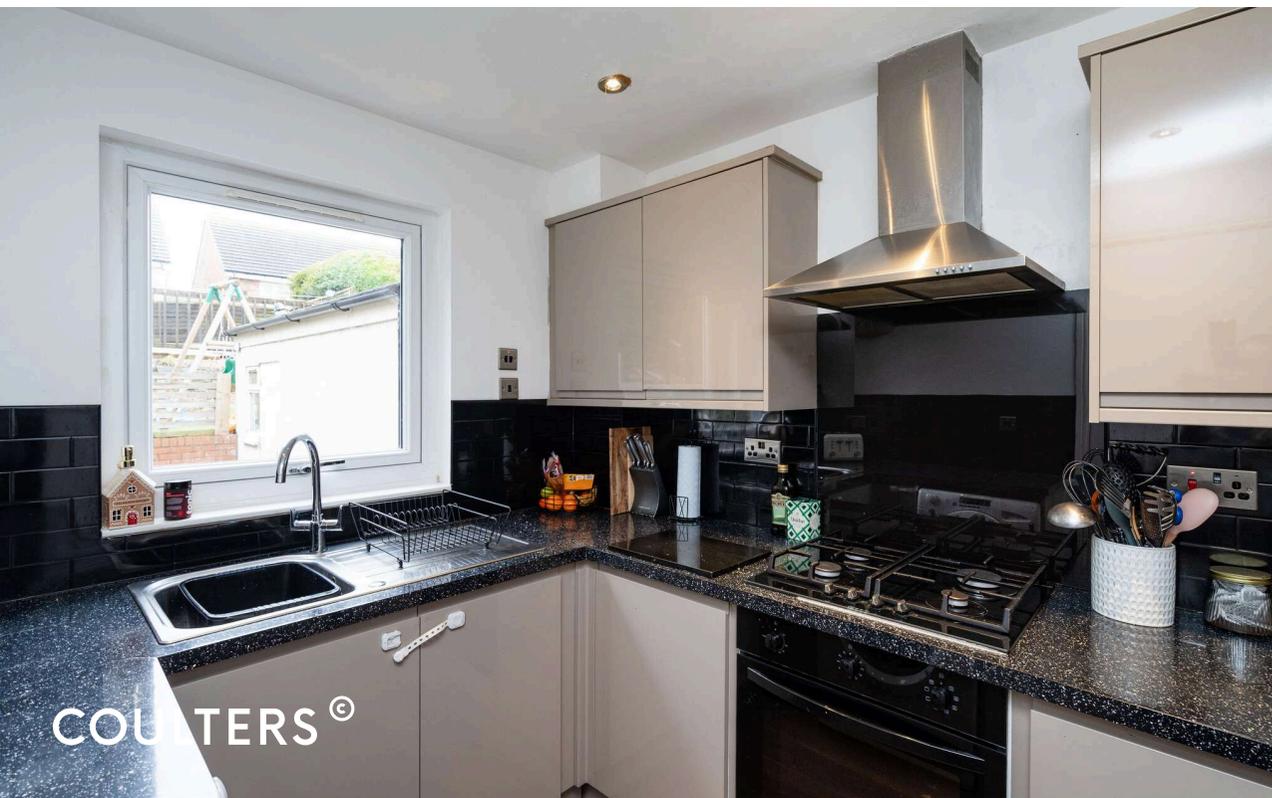
Fantastic transport links to the City Centre.



EPC Rating - C



Council Tax Band - D



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From here, the layout flows naturally into a modern kitchen, thoughtfully designed with ample storage, generous worktop space, and a range of integrated appliances, making it both practical and stylish for everyday use. Upstairs, the first floor hosts two generously sized double bedrooms both with built in storage. The principal bedroom enjoys open views towards Arthur's Seat. The accommodation is completed by a contemporary family bathroom, finished to a high standard and featuring an overhead shower.

Externally, the property continues to impress. The rear garden has been carefully arranged to provide a mix of decking and lawn. There is also side access leading to the garage, which is equipped with electricity and currently utilised as a sociable and flexible additional space. The front garden and private driveway further enhance the home's practicality and kerb appeal.





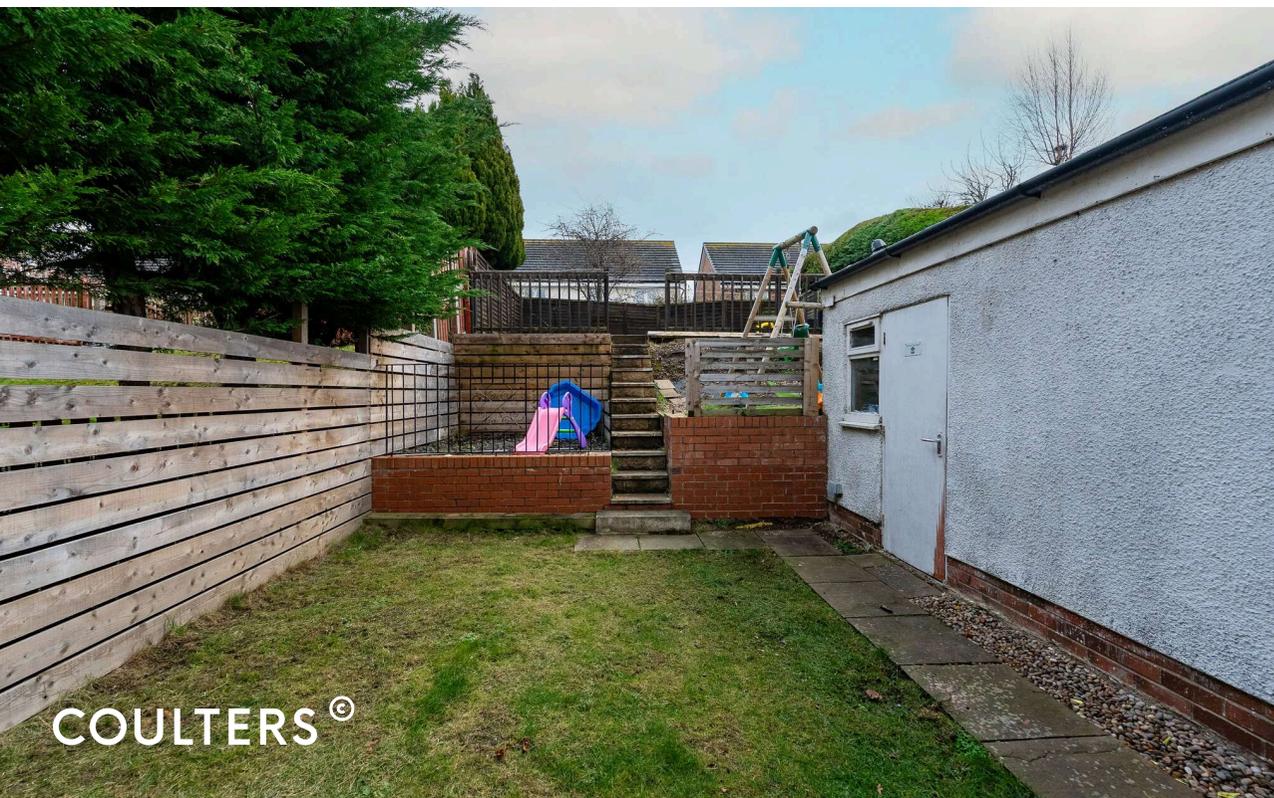
THE LOCAL AREA

Newcraighall is a popular residential area situated on the eastern side of Edinburgh, conveniently located next to the Portobello/Musselburgh bypass, providing quick access to the M8 and M9 motorways. The district is well-served by excellent schools, higher education institutions, and nearby hospitals. It 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 10 minutes walk), in addition Musselburgh train station (linking to East Lothian and Dunbar, as well as the city centre) is just a 20 minute walk.

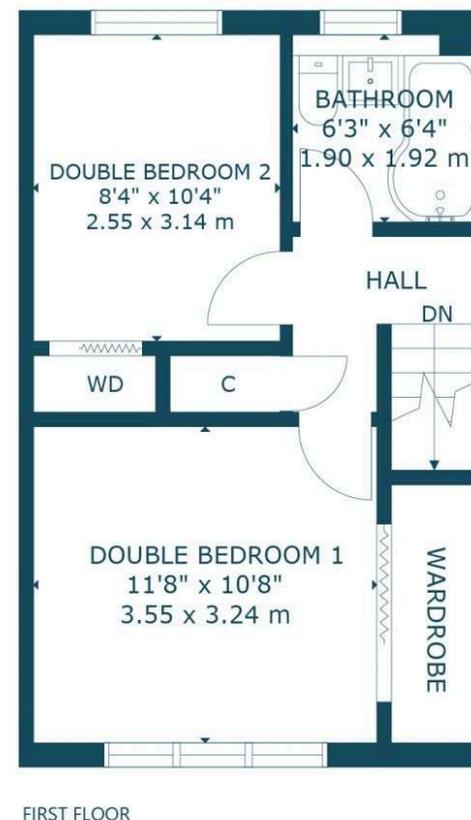
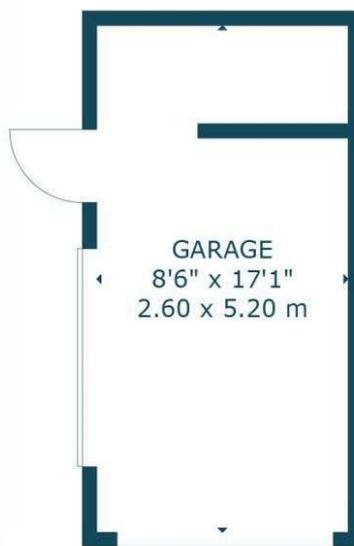
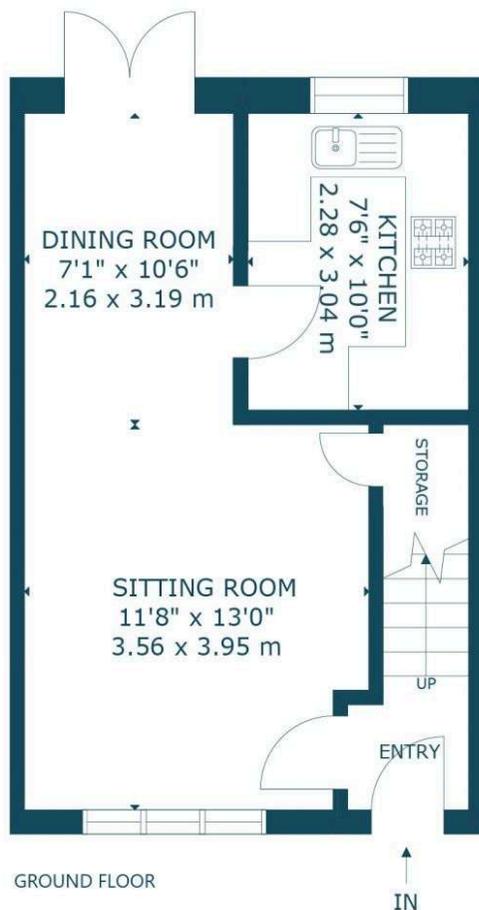
The area boasts a wide array of local amenities and leisure options, including cinemas, a gym, a variety of restaurants and coffee shops, and major retail outlets at Fort Kinnaird Retail Park. For outdoor enthusiasts, Holyrood Park and the Portobello Esplanade offer walking, jogging, and cycling opportunities,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

EXTRAS

All blinds, fitted flooring and integrated appliances are included in the sale price. The wooden bar in the garage is not included in the sale. The fridge and washing machine are available by separate negotiation.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 711 SQ FT / 66 SQ M
GARAGE 146 SQ FT / 14 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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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.