



65 Cleekim Drive, Newcraighall
NEWCRAIGHALL | EDINBURGH | EH15 3QP



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Extremely well-presented three bed terraced villa, well located in a mature development, and well placed for a superb range of amenities and excellent road links. This lovely home has been finished to a good standard throughout and provides comfortable and light filled living space which would make an ideal home for a couple or family and has the added attraction of an enclosed, child friendly garden. The property is presented over two levels and downstairs comprises a spacious living room with electric fire and fireplace and an open plan kitchen/dining room with patio doors out to the rear garden. The fully fitted kitchen currently comprises a dishwasher, washing machine, gas hob, oven and fan, fridge/freezer, dining area and pantry. There is also under stair storage. Upstairs there are three well-proportioned bedrooms, all with built in storage and stunning views over Arthur's Seat. Completing the accommodation is the stylish bathroom with a waterfall shower over the bath and a heated towel rail. The property also benefits from a partially floored attic, front and rear gardens and a driveway.

- Entrance hall
- Spacious living room
- Fully fitted kitchen with patio doors
- Three well-proportioned bedrooms
- Stylish Bathroom
- Views of Arthur's Seat
- Attic storage
- Gas central heating and double glazing
- Private gardens front and rear
- Front driveway

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.

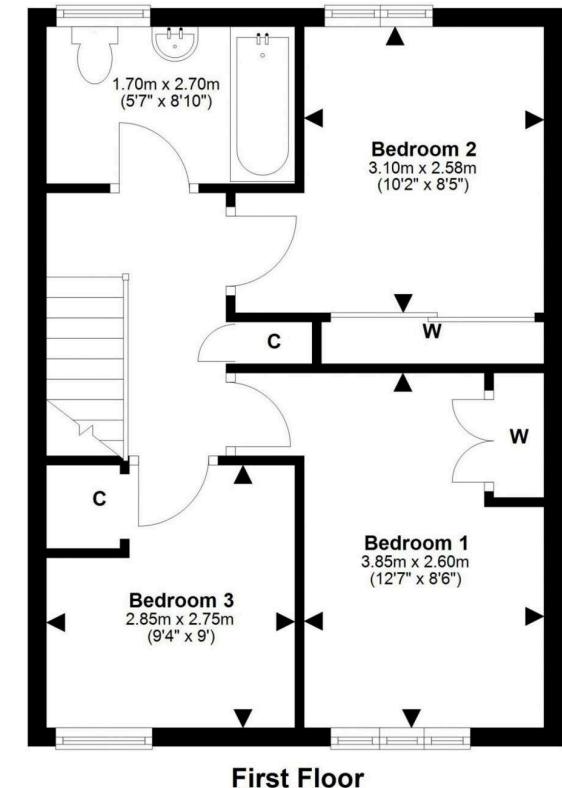
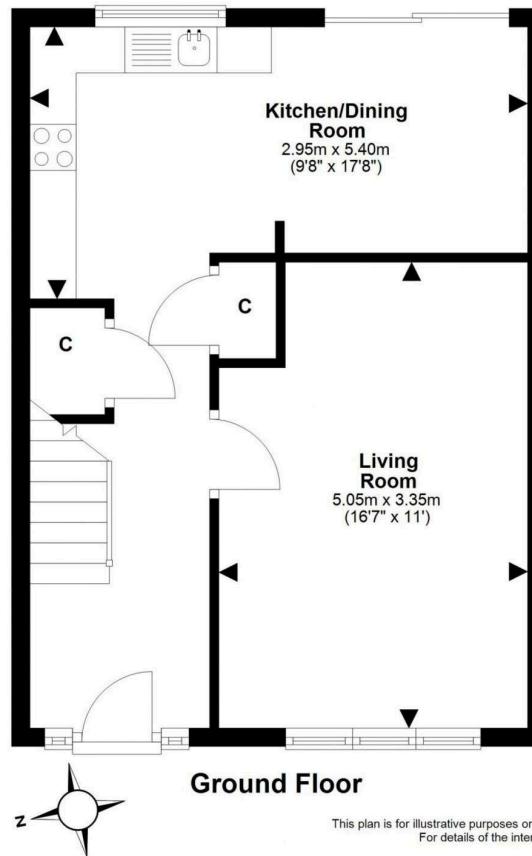


Council Tax: D , Energy Rating: C

Extras: All fixtures, fittings, blinds, integrated kitchen appliances including fan, hob, oven, dishwasher, washing machine will be included in the sale.

Newcraighall is a suburb located in the south-east of the city, situated close to Musselburgh. There are an excellent range of amenities available at the nearby Fort Kinnaird leisure complex which includes an Odean Cinema whilst Portobello and Musselburgh town centre provide a good range of specialist shops and cafes. The area is close to pleasant open countryside, with excellent beaches nearby at East Lothian. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.