

**134 Peacocktail Close**  
**EDINBURGH, EH15 3QT**

**A**

# *"134 Peacocktail Close is a stylish and tastefully presented semi detached villa with garage"*

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





### LOCATION

The property has access to a good public transport service and the road links are also good with easy access to the city centre, A1 and city bypass. The area has a superb range of amenities including Asda Hypermarket and Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, both just a short walk away. The property is close to the seaside towns of Portobello and Musselburgh, both with a comprehensive range of amenities, including a variety of specialist shops, supermarkets and Post Office services, a variety of bars and restaurants and a range of leisure pursuits from beaches, riverside walks to sailing, fishing, Musselburgh Race Course and there are a variety of golf courses and numerous fitness opportunities with an excellent choice of private health clubs and public sports/swim centres in the area. Schooling is well represented in the area.

### COUNCIL TAX

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



### DESCRIPTION

134 Peacocktail Close is a stylish and tastefully presented semi detached villa with garage and driveway and is located within the popular residential area of Newcraighall.

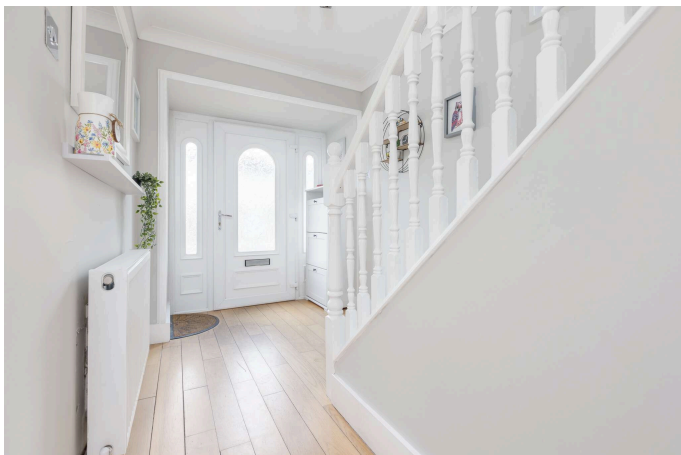
The accommodation comprises: hallway with cupboards; bright and spacious sitting/dining room with floor to ceiling window facing the front garden which lets in an abundance of light and French doors directly to the rear patio and garden; fitted kitchen with integrated appliances including oven with gas hob and extractor fan; double bedroom one with fitted wardrobes; double bedroom two; double bedroom three with cupboard space and a family sized bathroom with three piece suite.

Further benefits include gas central heating; double glazing; easily maintained front garden with monoblock driveway and space for two cars and fully enclosed rear garden with patio and artificial grass for easy maintenance.

### EPC RATING

The energy efficiency rating for this property is band C

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.



**Peacocktail Close,  
 Edinburgh,  
 Midlothian, EH15 3QT**



Approx. Gross Internal Area  
 886 Sq Ft - 82.31 Sq M  
 Garage  
 Approx. Gross Internal Area  
 151 Sq Ft - 14.03 Sq M  
 For identification only. Not to scale.  
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