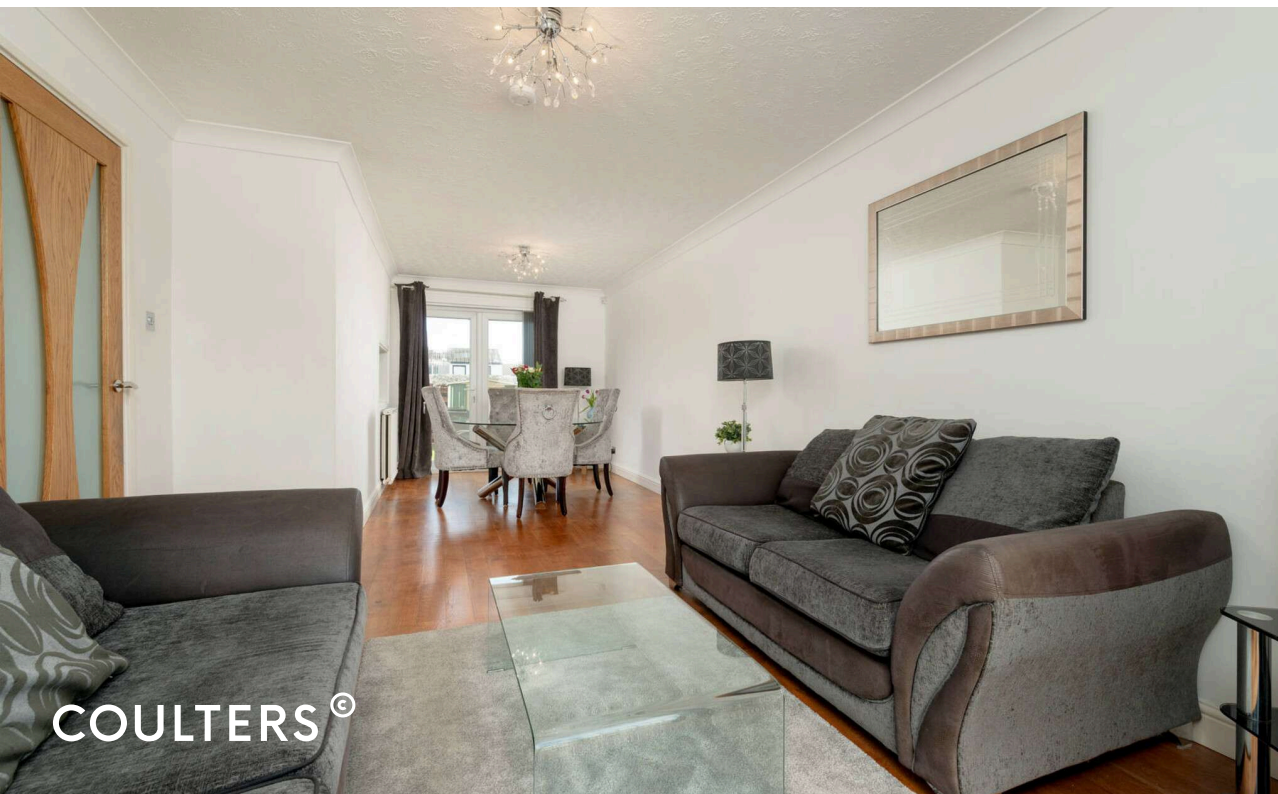


COULTERS[©]

39 CLEEKIM DRIVE

NEWCRAIGHALL, EDINBURGH, EH15 3QP

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

With views overlooking parkland, 39 Cleekim Drive is an attractive, well maintained terraced house, situated in the popular residential area of Newcraighall to the East of the city centre. The home offers well proportioned accommodation and has been a much loved family home for over 20 years.

The bright sitting room/dining room benefits from windows to the front and rear, flooding the area with natural light. Solid oak floors bounce yet more light into the room.

KEY FEATURES



Attractive and engaging terraced house.



Three well proportioned bedrooms.



Private front and rear gardens.



Unrestricted on-street parking.



Situated in the residential area of Newcraighall.



Within walking distance of Fort Kinnaird and it's array of shops, bars, gym and a cinema.



EPC Rating - C



Council Tax Band - D



Fitted with white wall and base mounted cabinetry that flanks opposite walls, the galley style kitchen is a practical space for food preparation. The kitchen appliances comprise: 5 ring gas hob, electric oven, dishwasher, washing machine, extractor hood and fridge/freezer. The room also benefits from a rear door to the garden, in addition to a hatch to the dining area. On the first floor are three bedrooms with open outlooks, of which the principle bedroom has fitted wardrobes and views to Arthur's Seat. The bathroom is fitted with a white three piece suite with a bath (and shower over), WC and wash hand basin. Heating and hot water is provided by gas central heating, and there is double glazing. Externally the front garden is mainly laid to lawn with a path to the front door. The enclosed rear garden benefits from a decked area and is also mainly lawn. Beyond the garden area, there is a private driveway with a shed. Unrestricted parking is available on the street and surrounding area.





THE LOCAL AREA

Lying five miles southeast of Edinburgh city centre, the popular suburb of Newcraighall enjoys all the benefits of city living yet is just minutes' drive from the beautiful East Lothian coastline. It's ideal position, adjacent to the A1, ensures outstanding links to Edinburgh City Bypass and into the city centre.

These are supplemented by excellent public transport services, including regular train services from Newcraighall to Edinburgh Waverley in less than ten minutes.

Residents of Newcraighall have unrivalled local amenities right on their doorstep, including Fort Kinnaird Retail Park, which is home to major retail outlets, family restaurants and a multiscreen cinema. There is also an ASDA superstore and petrol station just a short drive away. Highly conducive to an active lifestyle, Newcraighall is handy for excellent sport and fitness facilities, particularly at Jack Kane Sports Centre, which boasts a state-of-the-art gym, studio classes, and vast outdoor sports pitches.

Sandy beaches at Portobello and Musselburgh are within easy reach, not to mention several prestigious golf courses in Edinburgh and East Lothian. A number of primary and secondary schools are available in the area.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



HOME REPORT VALUATION: £230,000



Cleekim Drive,
Edinburgh,
Midlothian, EH15 3QP



Approx. Gross Internal Area
876 Sq Ft - 81.38 Sq M
For identification only. Not to scale.
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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.