

**12 Peacocktail Close**  
Edinburgh, EH15 3QS





"12 Peacocktail Close is a three-bedroom, mid-terraced villa that has been tastefully decorated and extensively modernised by the current owners and is offered in genuine move in condition."

- ENTRANCE HALL
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (SINGLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- SINGLE DETACHED GARAGE
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GOOD TRANSPORT LINKS





## LOCATION

Newcraighall is a popular, thriving and vibrant residential area located to the east of the city centre. Within easy reach there is a wide selection of High Street shopping at Fort Kinnaird Retail Park and an Asda Superstore. Portobello and Musselburgh are only a few miles away offering a further choice of specialist shops and services. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Newcraighall railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus. Leisure and recreational facilities are provided close by with Jack Kane Leisure Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs

## COUNCIL TAX

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

## DESCRIPTION

12 Peacocktail Close is a three-bedroom, mid-terraced villa that has been tastefully decorated and extensively modernised by the current owners and is offered in genuine move in condition. Perfectly placed for access to Fort Kinnaird Retail Park, which is within easy walking distance, whilst also boasting excellent local rail and bus links to central Edinburgh and beyond, this home is perfect for young professionals or family living. The accommodation comprises: welcoming hallway with carpeted stair leading to the 1st floor; spacious living room diner lit by a large, front facing picture window; contemporary fitted kitchen with ample floor and wall mounted storage units, tiled splashback and access out on to the private rear garden; west facing double bedroom 1 with feature panelling; rear facing double bedroom 2; single bedroom 3 with over stairs store cupboard and modern, fully tiled family shower room which completes the accommodation on offer. Externally; there is a small front garden and enclosed rear garden mostly laid to lawn. There is ample on street parking as well as a single detached garage opposite. Further benefits include: gas central heating and double glazing.

## EPC RATING

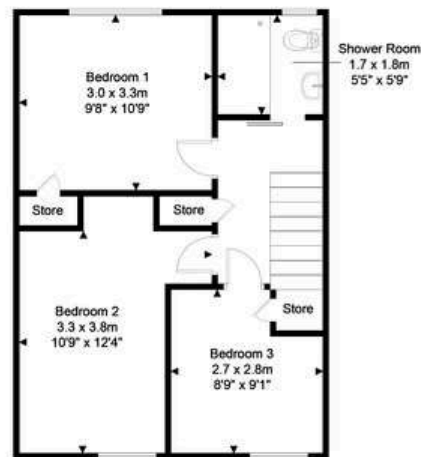
The energy efficiency rating for this property is band C.



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**12 Peacocktail Cl, Edinburgh, EH15 3QS**  
**Approximate Gross Area**  
**83 sq m / 893 sq ft**



Ground Floor



First Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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