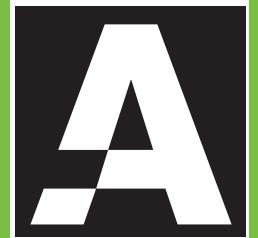




**37 Peacocktail Close
EDINBURGH, EH15 3QT**



"37 Peacocktail Close is a beautiful, terraced villa situated at the end of a quiet residential cul-de-sac"

- HALLWAY
- LIVING ROOM
- KITCHEN
- DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- ENCLOSED REAR GARDEN
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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, banking, building society 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.



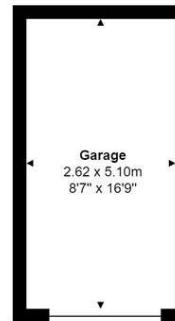
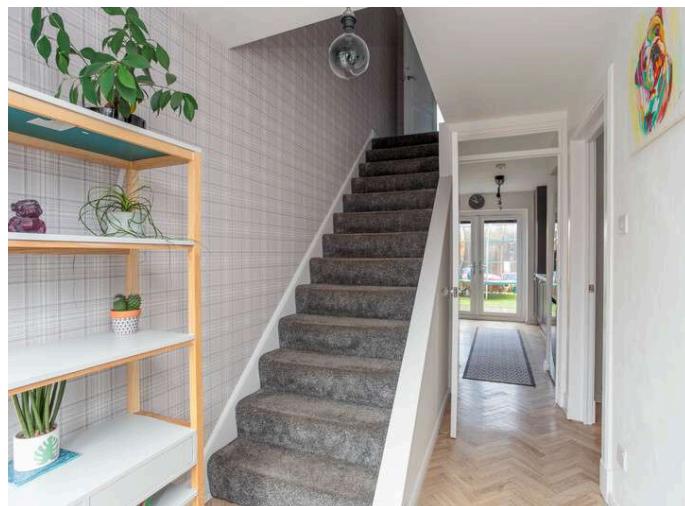
DESCRIPTION

37 Peacocktail Close is a beautiful, terraced villa situated at the end of a quiet residential cul-de-sac featuring well-proportioned accommodation over ground and first floor. Offered to the market in genuine move in condition having been fully renovated by the current owners, this property is 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. 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 with quality Herringbone flooring leading throughout; fitted quality kitchen with ample base and wall mounted units, tiled splashback and access out on to the private enclosed rear garden via French doors; south facing double bedroom 1 with built in wardrobe; rear facing double bedroom 2; single bedroom 3 with over stairs store cupboard and modern family bathroom with 3 piece white suite with shower over bath which completes the accommodation on offer. Externally; there is a monobloc driveway to the front suitable for 2 cars and an enclosed rear garden with patio area, raised decking and small area laid to lawn. There is ample on street parking as well as a single garage. Further benefits include: gas central heating and double glazing.

EPC RATING

The energy efficiency rating for this property is band C

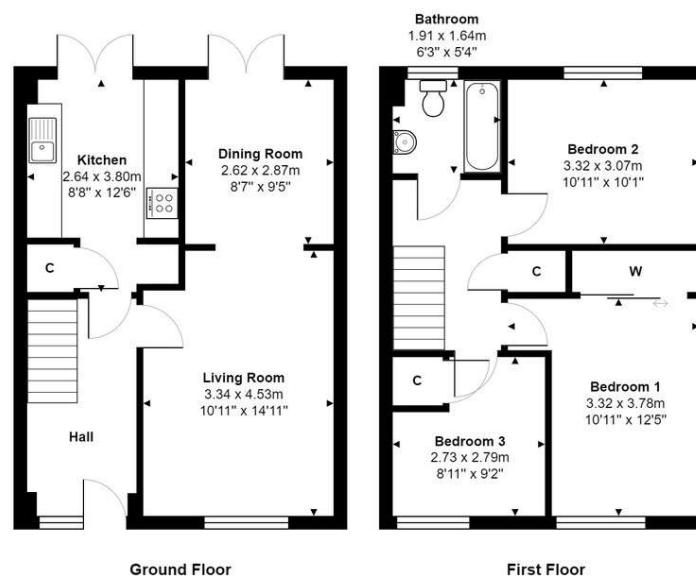
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37 Peacocktail Close, Edinburgh, EH15 3QT

Total Area: 96.1 m² ... 1034 ft²

All measurements are approximate and for display purposes only



Ground Floor

First Floor



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Fraser Falconer - 07825 951348

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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