

**34 Cleekim Drive**  
Edinburgh, EH15 3QP





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.

## 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 High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries.

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.

Leisure and recreational facilities are provided close by by 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.

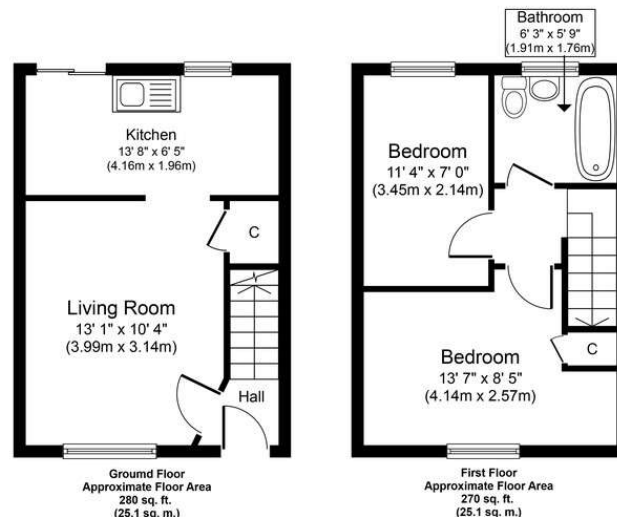
## DESCRIPTION

34 Cleekim Drive is a well-presented, two bedroom, semi-detached house located in a quiet cul-de-sac, in the popular Newcraighall area, south-east of Edinburgh city centre. The property is bright and spacious throughout and offers very well presented accommodation over two floors, and is sure to hold great appeal for first time buyers. The property comprises: entrance hall leading into a living room with storage cupboard; stylish kitchen located to the rear of the property fitted with a good range of modern units, with a door to the rear garden; bedroom one with storage cupboard; bedroom two and family bathroom with shower over bath. Further benefits include gas central heating; double glazing; front garden with decorative stones, some shrubs and bushes; side path leads to an enclosed rear garden mainly laid to lawn with a garden shed and separate garage.

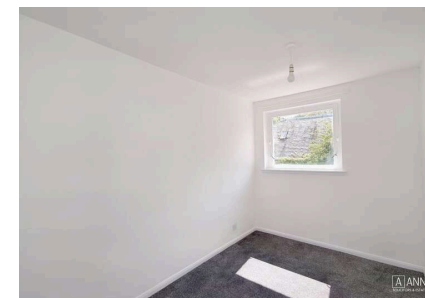
The energy efficiency rating for this property is band D

## COUNCIL TAX

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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