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2, PEACOCKTAIL CLOSE

EDINBURGH, EH15 3QS



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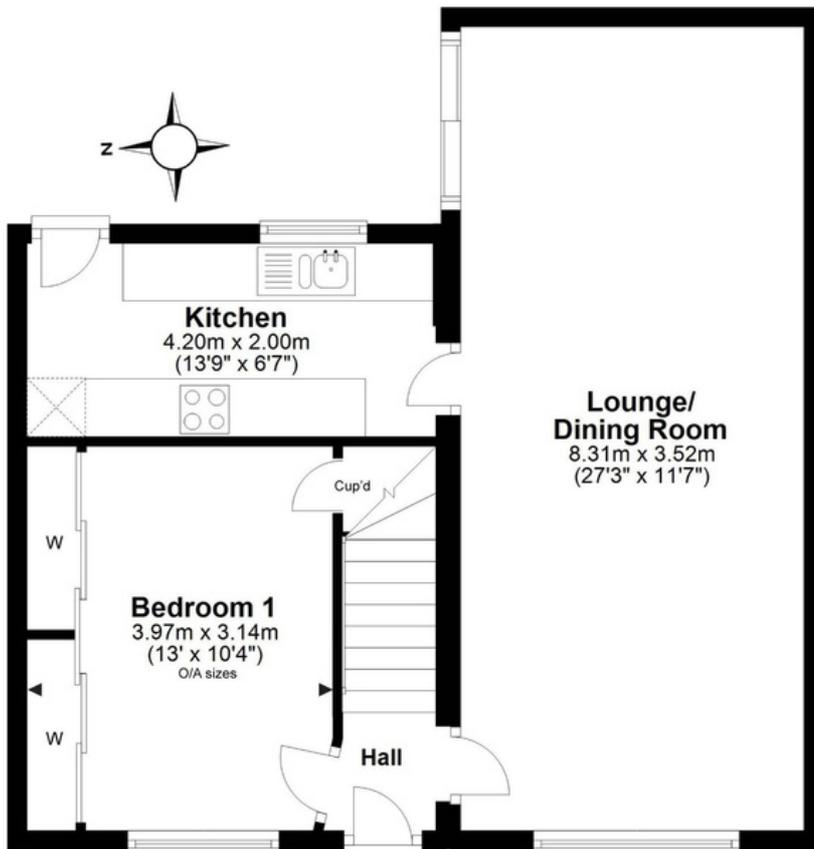
NEWCRAIGHALL
EDINBURGH, EH15 3QS



Fabulous family villa, situated in a quiet cul-de-sac estate in popular Newcraighall, this three bedroom end terrace villa, has been extended to provide spacious family accommodation, easy maintenance outdoor space, on street parking and a single garage located opposite the property.

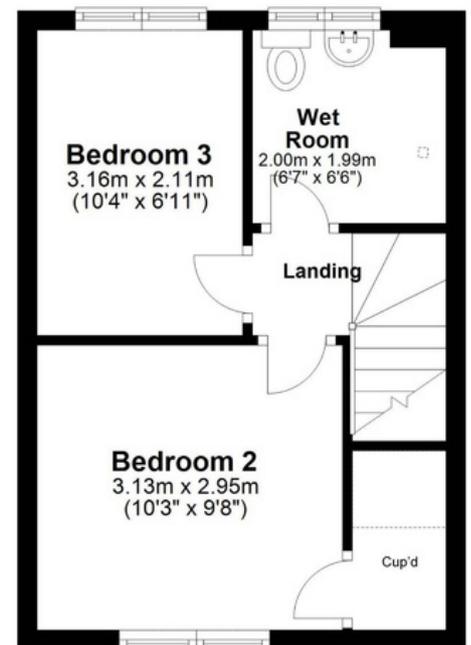
FLOORPLAN

Total Area: approx.
81.2 sq.metres (873.5 sq. feet)



Ground Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.1 sq. feet)

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GENEROUS FAMILY SPACES

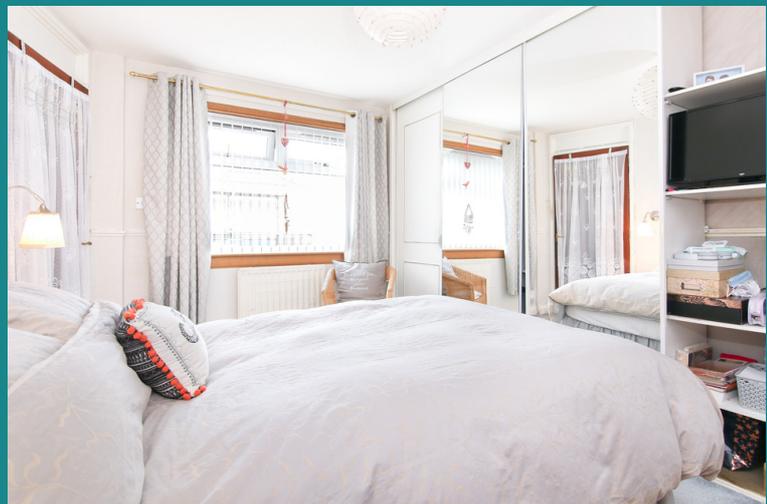




Set back behind a neat front garden and drive, an entrance hall leads directly into a vast lounge and dining room. This 27ft room, allows scope for various furniture arrangements, with patio doors creating the perfect space dining, with access to the rear garden and also conveniently placed next to the kitchen adjacent. White cabinets are fitted in a 'galley' style layout, providing ample storage, worksurfaces and built-in electric hob and oven. Completing the ground floor level is a double bedroom, built-in with extensive wall to wall wardrobes and an understair cupboard. Upstairs, there is a further double bedroom, a single bedroom and a practical accessible wet room. The front upstairs double bedroom offers views over to Arthurs Seat. The property further benefits from attic space, gas central heating and double glazing.



MASTER BEDROOM







NEWCRAIGHALL

Newcraighall is a former mining village, now a popular south-east suburb of Edinburgh. Extensive amenities are provided for retail and leisure at nearby Fort Kinnaird, along with a large Asda store. Portobello beach with its swimming pool and Turkish baths, are within easy reach and there are a number of golf courses, nearby, including Portobello, Duddingston and Musselburgh. Schooling is well provided, from primary through to secondary, with the addition of Edinburgh College and Queen Margaret University campuses within the area. Excellent transport links are available, with regular bus services, direct access to the A1 and onto the Edinburgh City Bypass which links you effortlessly to all other major road networks and Newcraighall boasts its own railway station.



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.