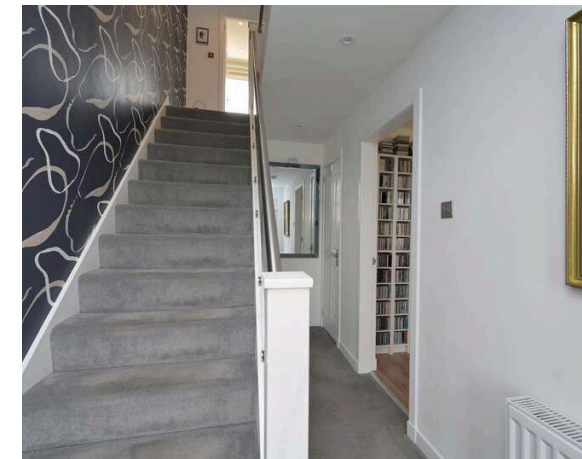




41 Cleekim Drive, Edinburgh, EH15 3QP

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

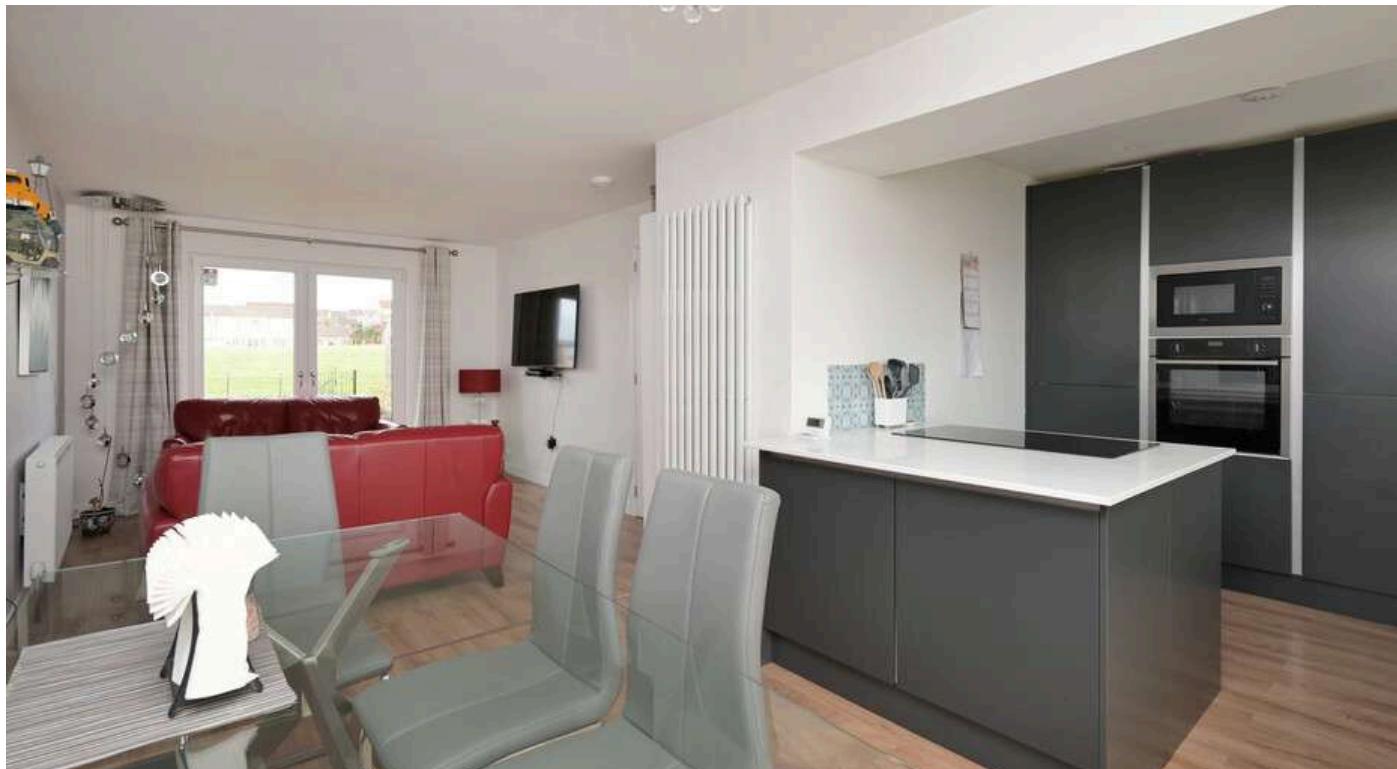




Fantastic opportunity for buyers to purchase a beautifully remodeled and fully upgraded (inside and out) family home with excellent amenities close by and easy access to the city centre and all major road networks. Quietly positioned within Cleekim Drive, the accommodation briefly comprises; a welcoming entrance hall with storage and wc situated on the ground floor, lovely bright lounge with a good natural light from the patio doors overlooking an attractive green space, dining area giving a sociable and open plan area between the lounge and kitchen. Stunning modern kitchen with integrated fridge/freezer, dish washer, microwave, oven and washing machine, 5 ring induction hob; attractive mosaic tiling under window which gives pleasant views of the rear garden. Leading on from the kitchen is a conservatory making an ideal home office/family room. On the upper level are 3 generous bedrooms, each with storage and a newly fitted stylish showerroom. Externally we have good sized gardens to the front and to the rear a mixture of grassed and patio area, giving a safe play area for pets and children. Situated at the end of the garden is a covered car port accessed via an electrical garage door. The property further benefits from gas central heating and double glazing and is tastefully presented.

- Stunning end terraced family sized home
- Modernised throughout to a high standard
- Lovely conservatory, covered car port
- Easy access to Edinburgh centre & excellent amenities
- Generous, well maintained gardens front & rear
- 3 bedrooms, stylish shower room & downstairs wc





## Location

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 Kinnaid 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

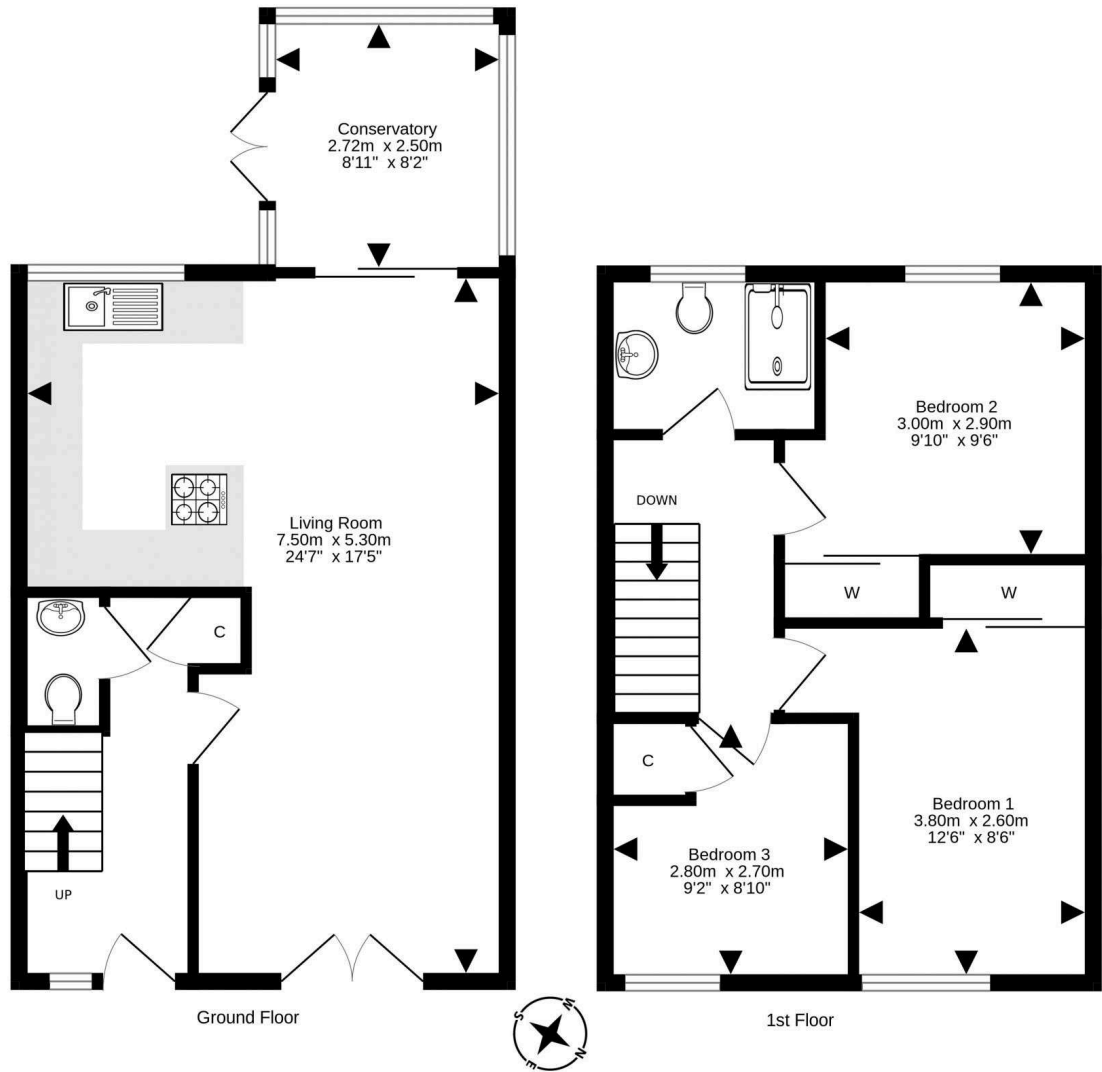
Included in the sale are all window coverings and all light fittings (excluding the lounge and dining room lights)

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C

Council Tax Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

