



GILSON GRAY

LAW • PROPERTY • FINANCE

22 BLACKCHAPEL CLOSE

Newcraighall, Edinburgh, EH15 3SJ



This modern semi-detached house is a stylish two-bedroom residence, which forms part of a family-friendly development in popular Newcraighall. The southeast-facing home is finished to high standards throughout, incorporating modern interior design with quality finishings. It boasts generous private parking and a large rear garden that has been landscaped for ease of maintenance, creating an ideal arrangement for summer entertaining. The property is set on a no-through road, within easy reach of regular transport links, schools, and fantastic amenities, including Fort Kinnaird Retail Park. Offering an easy commute into Edinburgh city centre, it is sure to be popular with a variety of buyers.

Extras: an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the appliances included, as these items are to be left in sold as seen condition.



FEATURES

- A semi-detached house with modern interiors
- Part of a sought-after modern development
- Convenient location in popular Newcraighall
- Attractive interior design throughout
- Quality fixtures and fittings throughout
- Welcoming entrance hall that is naturally lit
- Open-plan living/dining room with bay window
- Well-appointed kitchen with garden access
- Two airy bedrooms with built-in wardrobes
- Modern bathroom with an overhead shower
- Low-maintenance front garden
- Fully-enclosed rear garden that is landscaped
- Tandem driveway and detached single garage







"A STYLISH SEMI-DETACHED HOUSE IN NEWCRAIGHALL, OFFERING MODERN INTERIORS, GENEROUS PRIVATE PARKING, AND A LANDSCAPED GARDEN"





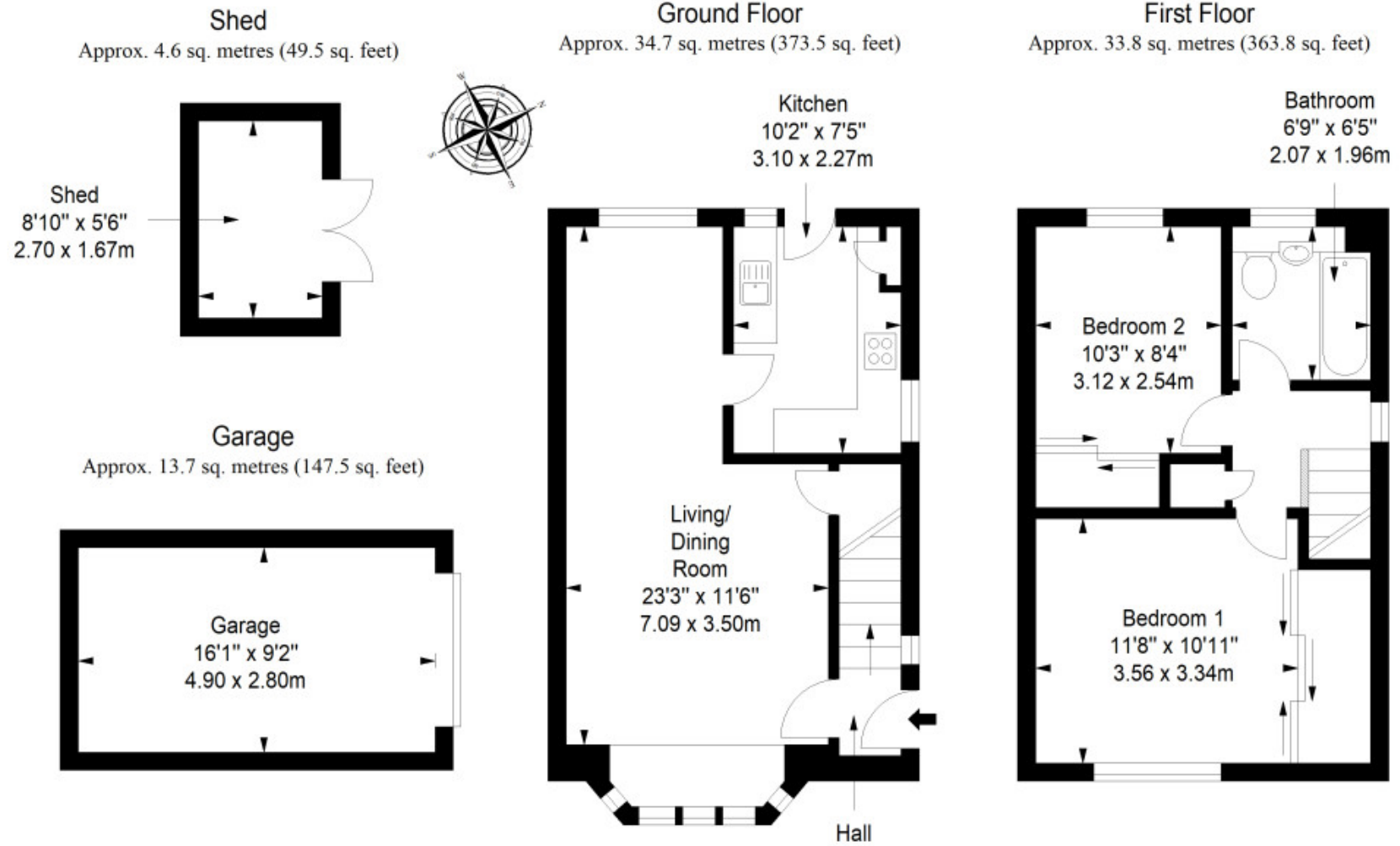
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 86.8 sq. metres (934.3 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



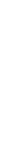
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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