



16 Flockhart Gait

Newcraighall, Newcraighall, EH21 8RG



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16

Flockhart Gait

Well presented Semi-detached three bedroom villa with driveway and enclosed private rear gardens

- Semi-detached family home
- Spacious lounge
- Well-equipped modern kitchen
- Open-plan kitchen dining room with french doors out to garden
- Downstairs shower room
- Two double bedrooms
- Single bedroom
- Three-piece bathroom
- Enclosed private garden with patio
- Private driveway

Offers Over : £285,000

Home Report: £300,000

EPC Rating: B

Council Tax: E

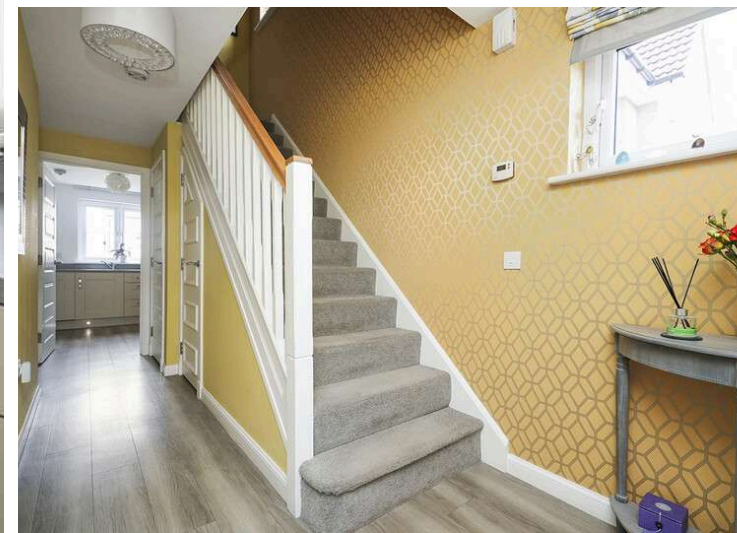
Tenure: Freehold

Semi-detached villa with three bedrooms situated in the popular Newcraighall area of Edinburgh and makes for a perfect family home.

The ground floor comprises entrance hallway with two storage cupboards, lounge with bay window, open plan dining kitchen with french doors leading out into the rear garden and downstairs shower room. The first floor consists of double bedroom to front with twin aspect and built in wardrobes, further double bedroom to rear and single bedroom and a three-piece family bathroom. Externally, there is a driveway to the front, allowing for secure off-street parking and the enclosed private rear garden with patio and sun lounge area.

Extras: All fitted floor coverings, light fittings, integrated kitchen appliances, hob, cooker and extractor hood, fridge/freezer, washing machine and dishwasher are included in the sale.

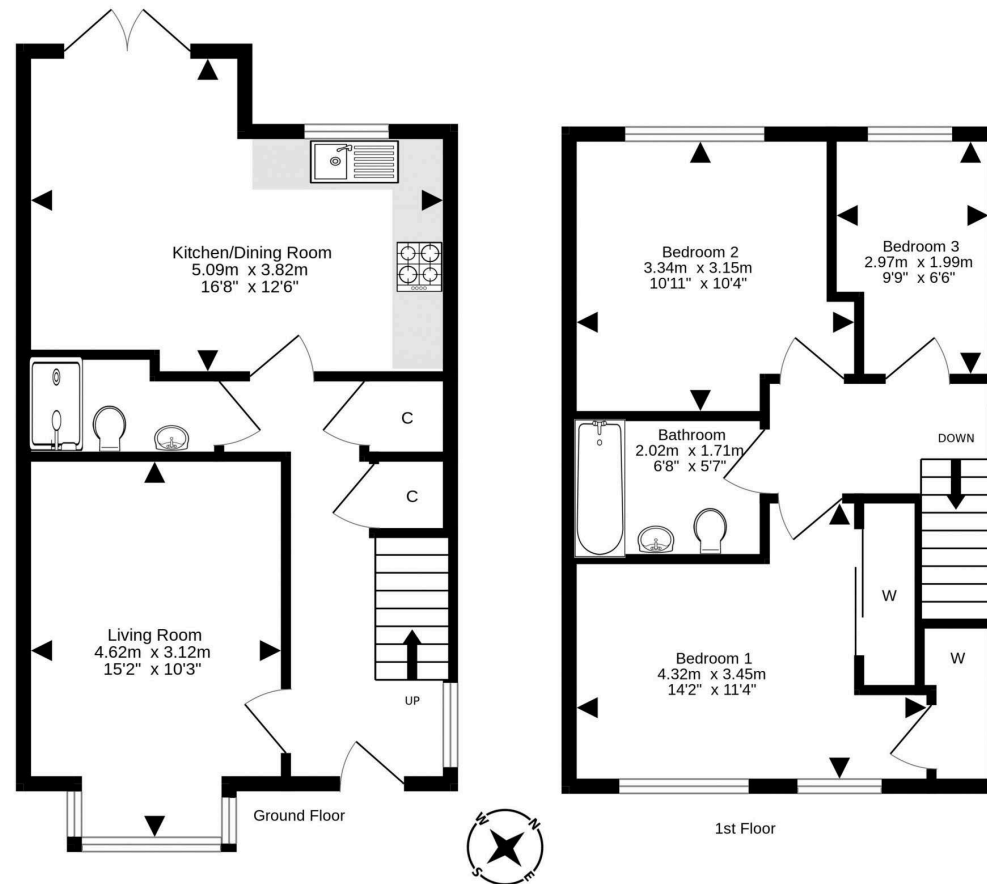
Factor: This property is factored by James Gibb, at a rate of £34 per quarter, exclusive of block buildings insurance







Newcraighall lies to the south-east of Edinburgh City Centre and is extremely well placed for easy access to the Centre and all other areas, the A1 and City Bypass also being very close at hand. Small local shops are to be found nearby and there is an excellent choice of facilities for larger shopping trips - the Fort Kinnaird Retail Park, an Asda store at The Jewel and the Cameron Toll Shopping Centre. Plenty of recreational opportunities are provided in the vicinity, including Jack Kane Sports Centre, Duddingston Golf Course, a local bowling green and Hunters Hall Public Park. Nearby Musselburgh offers a racing course and beach walks



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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