

COULTERS<sup>©</sup>

54  
NO PARKING

# GARAGE 54 CLEEKIM DRIVE

NEWCRAIGHALL, EDINBURGH, EH15 3QP



BED



BATH



PUBLIC



## TAKE A LOOK INSIDE

Situated at the end of Cleekim Drive, a popular residential area close to Fort Kinnaird, this is a single car, lock-up garage with a shared short driveway and vehicular access. It has an up-and-over door.

The garage has been recently redecorated and is of conventional construction with a concrete floor, harled single brick walls and a shallow pitch felt covered timber roof. The garage measures 5.23 metres x 2.44 metres approximately. The driveway can accommodate one car.

## KEY FEATURES



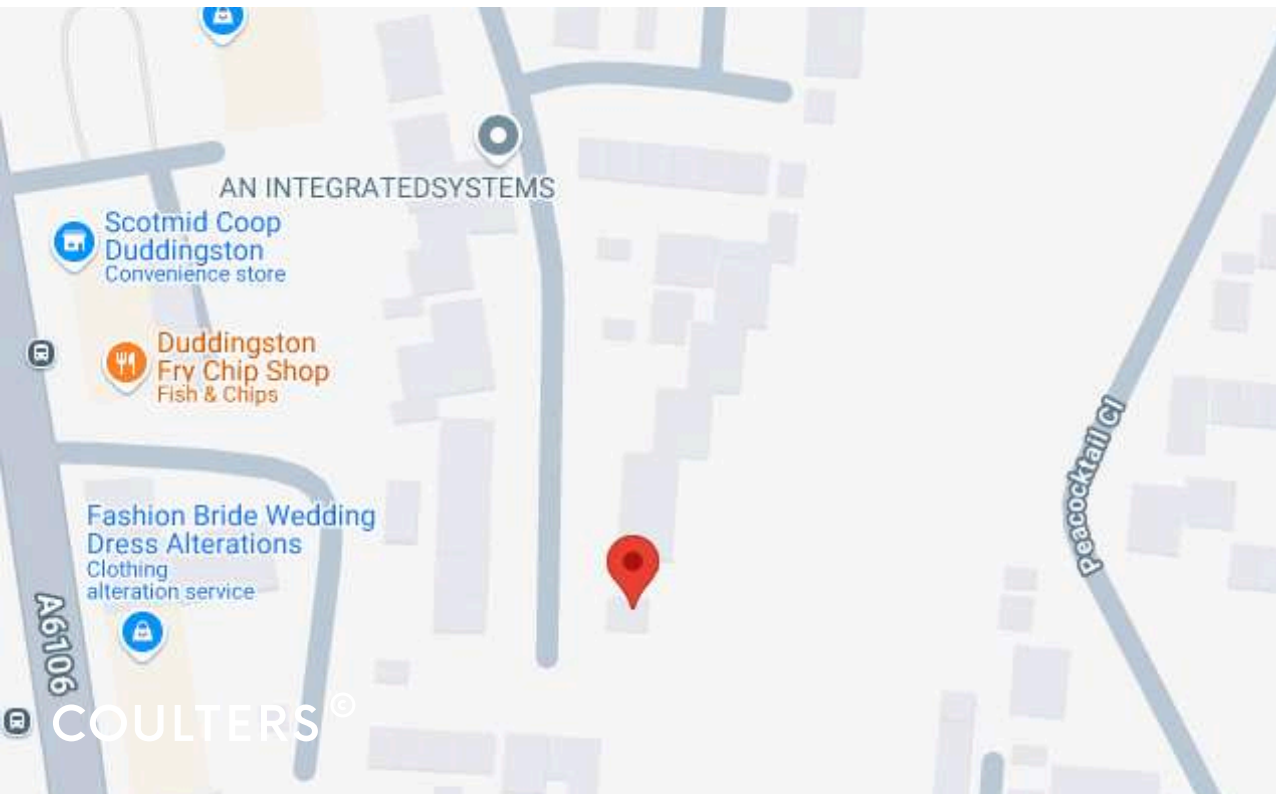
Recently repainted.



Shared driveway (with neighbouring garage).



Up & Over door.





## THE LOCAL AREA

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 Kinnaird 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.

## GET IN TOUCH



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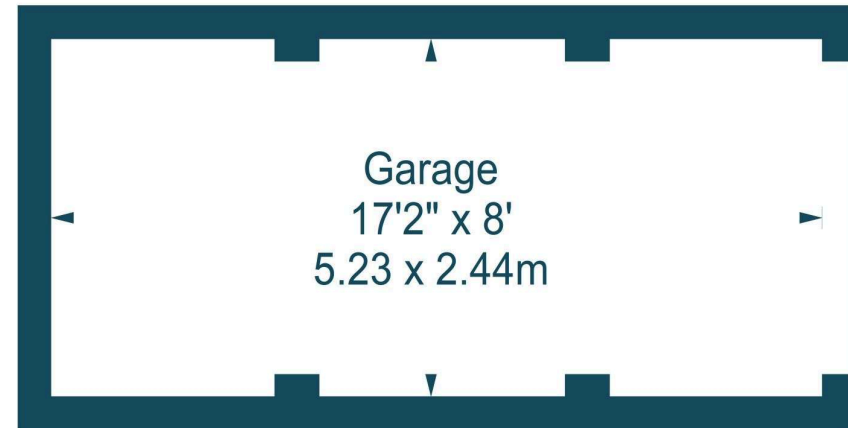


[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

**Garage,  
Cleekim Drive,  
New Craighall,  
Edinburgh, EH15 3QP**



Approx. Gross Internal Area  
138 Sq Ft - 12.82 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.