

● Beveridge
● Philp
& Ross

0131 554 6244



Offers Over £210,000

15 Klondyke Street, Newcraighall, EH21 8SQ





Superb Two Bed Semi-Detached Villa With Private Gardens Upgrading And Decoration Beneficial

Excellent opportunity to acquire a superb semi-detached villa enjoying a pleasant open outlook in the popular Newcraighall district lying on the periphery of Edinburgh.

Boasting a bright rear southerly aspect, this extremely desirable property offers spacious accommodation over two levels comprising: entrance hall, generous lounge, fitted kitchen/breakfastroom, two double bedrooms with fitted storage, family shower room and downstairs wc. While well maintained with gas central heating and partial double glazing, upgrading and decoration would now be beneficial. This delightful family home also benefits from excellent storage including a useful attic and is set within enclosed private easily maintained gardens to front and rear. Residents' parking. All fitted floor coverings, gas cooker, fridge/freezer and garden shed are included in the sale.

Early viewing is highly recommended.

ACCOMMODATION (WIDEST POINTS)

Lounge	4.04 m x 3.63 m / 13'3" x 11'11"
Breakfasting Kitchen	4.04 m x 2.84 m / 13'3" x 9'4"
Bedroom 1	4.06 m x 3.28 m / 13'4" x 10'9"
Bedroom 2	4.06 m x 3.15 m / 13'4" x 10'4"

LOCATION

The property is well placed for the many shops, recreation facilities and food outlets at Fort Kinnaird, an Asda Shopping Centre at The Jewel as well as shops and amenities in neighbouring Portobello and Musselburgh. Schools catering for all age groups are easily accessible as well as the Queen Margaret University. A frequent public transport service operates nearby and the property is also well located for the city bypass giving access around Edinburgh, the A1 and linking with major motorway networks. A local rail service from Newcraighall Station with park and ride gives journey times into Edinburgh Waverley of around 11 minutes. Also close at hand is Newcraighall Park and the Jack Kane Sports Centre with indoor and outdoor activities.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

EPC RATING

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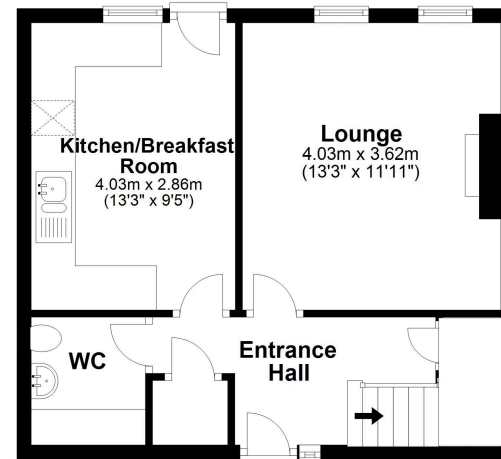
VIEWING

By appointment, please telephone 0131 554 6244

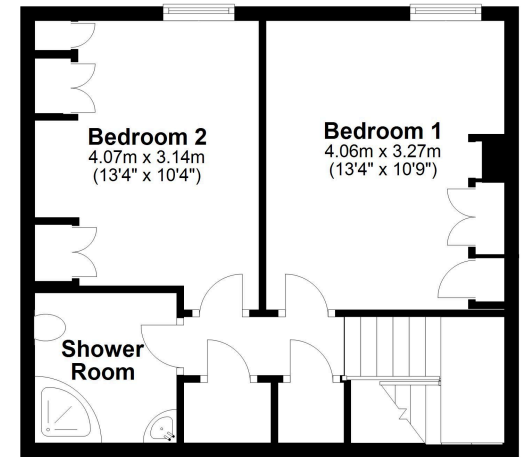




Ground Floor



First Floor



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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espc

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.