

**19 Newcraighall Road,
Edinburgh,
EH15 3HH
Offers Around £227,500**

Caesar & Howie
The Central Scotland Law Group



The property is situated within walking distance of Fort Kinnaird retail Park and within one mile approximately from the new Queen Margaret University. Edinburgh City Centre is about 5 miles to the west with regular public transport serving the area. This is also a superb location for commuting, with the A1 trunk road only about half a mile away, which in turn provides access to the City By-pass, linking to Edinburgh Airport and the Scottish motorway network. Within the immediate vicinity there are amenities to meet everyday needs including schools, shops, supermarkets, M & S Food Hall, DIY stores, car dealerships, sports and leisure centre's, cinema, fast-food outlets, restaurants, hotels, etc.

The property is a substantial stone/brick built detached cottage style house under a slate roof with a dry-dash roughcast finish, and benefiting from wood effect UPVC double glazed doors and windows throughout, complemented by gas central heating. There is a wide drive to the LHS of the property, with further garden/grassed areas beyond, and also to the immediate rear of the property, with an outbuilding beyond, measuring approximately 39' 4" x 17' 10". Subject to the necessary consents it may be possible to utilise this building for garaging, leisure, business or habitation.

- Entrance Vestibule
- Sitting Room / Master Bedroom
- Bedroom 3
- Kitchen
- Gas Central Heating
- Large Garden & Outbuilding
- Hallway
- Bedroom 2
- Bathroom
- Living Room
- Double Glazing
- Parking for numerous Vehicles

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Entrance Vestibule	3'8" x 3'5"	Entered via UPVC partially glazed entrance door. Electrical switch-gear cupboard at high level. Inner door with glass panel above leading to hallway.
Hallway	24'8" x 3'5"	Hallway providing separate access to all accommodation. Cornice. Twin socket point. Radiator. Carpeted floor covering.
Sitting Room OR Master Bedroom	13'6"x11'10"	Decorative cornice. Picture rail. Arched alcove display with cupboard below. Living-flame gas fire with surround and timber mantelpiece. Three twin socket points. Tel point. TV point. Broadband connection point. Radiator. Carpeted floor covering. Front facing window.
Bedroom 2	11'10"x11'1"	Cornice. Built-in wardrobe with double mirrored sliding doors. Two twin socket points. Radiator. Carpeted floor covering. Front facing window.
Bedroom 3	11'11" x 9'7"	Cornice. Built-in wardrobe with double mirrored sliding doors. Two twin socket points. Radiator. Carpeted floor covering. Rear facing window.
Bathroom	8'9" x 8'7"	Four ceiling spotlights. Fully tiled walls. Corner shower cubicle. Corner bath. Vanity WHB unit. WC. Radiator. Wooden parquet floor covering. Rear facing obscure glazed window.
Kitchen	11'11"x11'9"	Six ceiling spotlights. Decorative cornice. Good range of base and wall units with wooden doors and tiled splash-back on three walls. Integrated fridge, freezer, dishwasher, oven/gas hob/cooker hood, Vokera combi boiler and a free standing washing machine. Five twin socket points and one cooker point at worktop level. Four single socket points at low level with controlling switches at worktop level. Laminate floor covering. Decorative arch-way through to living room.
Living Room	13'4"x11' 4"	Four ceiling spotlights. Decorative cornice. Three twin socket points. Radiator. Carpet floor covering. Rear facing UPVC French-doors, forming part of a five panel glazed door/screen, leading out onto small balcony with stairs down to rear garden.

Extras

All floor coverings, curtains, blinds, light fittings, integrated fridge, freezer, dishwasher, oven / gas hob / cooker hood, and free standing washing machine are included within the sale price.

Council Tax

Band E

Viewing

Viewings for this property are strictly by appointment only through Caesar & Howie on 0131 665 2121 or email cw@caesar-howie.co.uk

Offers

Please submit to:- The Property and Mortgage Centre, Caesar & Howie, 84 High Street, Musselburgh, EH21 7BX.

Whilst the above particulars are believed to be correct they are not warranted and do not form or constitute part of any contract.

Website: www.caesar-howie.co.uk Email: cw@caesar-howie.co.uk