

73 Blackchapel Close

NEWCRAIGHALL, EDINBURGH, EH15 3SL



*THIS PROPERTY IS SUBJECT TO A
BUYERS PREMIUM*



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached house in Newcraighall. The property is in walk-in condition having been well looked after by the current owner.

Inside, the property comprises of a spacious living area which provides direct access to the kitchen dining room. The fully equipped kitchen/diner is spacious and well equipped, and also provides access to the conservatory which is an excellent additional living space. There are three spacious bedrooms, two of which are double and the third is a single bedroom. The property is completed with a three-piece family shower room in good condition.

In addition, the property includes a single driveway, suitable for two cars and a well-proportioned private rear garden. Making for an excellent family home.

73 Blackchapel Close



Kitchen/Diner



“...AND ALSO PROVIDES ACCESS TO THE CONSERVATORY WHICH IS AN EXCELLENT ADDITIONAL LIVING SPACE...”





Bedroom 1





Bedroom 2



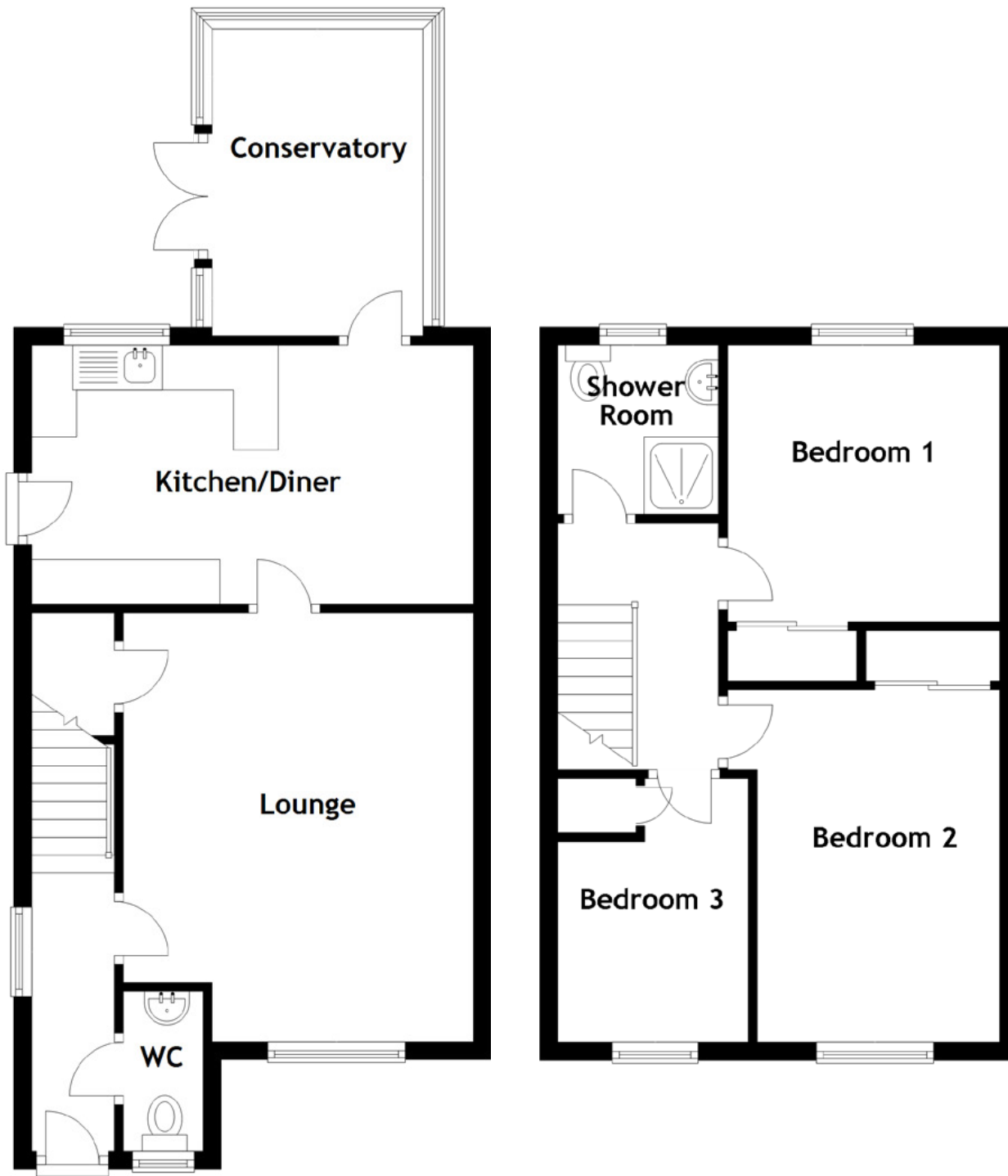


Bedroom 3









Approximate Dimensions

(Taken from the widest point)

Lounge	4.79m (15'9") x 3.91m (12'10")	Bedroom 3	2.95m (9'8") x 2.13m (7')
Kitchen/Diner	4.93m (16'2") x 2.90m (9'6")	Shower Room	1.89m (6'2") x 1.80m (5'11")
Conservatory	3.44m (11'3") x 2.36m (7'9")	Gross internal floor area (m ²): 87m ²	
WC	1.79m (5'10") x 0.89m (2'11")	EPC Rating: C	
Bedroom 1	3.09m (10'2") x 3.04m (10')	Buyer's Premium Value: £4000	
Bedroom 2	3.94m (12'11") x 2.71m (8'11")		





Newcraighall is a long-established, much respected residential district lying on the east side of the City, adjacent to the Portobello/Musselburgh Bypass. Local shopping could not be better. Within the area is Asda, capable of supplying everything for most family's normal weekly requirements at very competitive prices. If a greater variety is required then Cameron Toll shopping complex and Fort Kinnaird are only a short distance from the property and here banking and building society services can be found along with a wide variety of High Street stores along with a Sainsbury's Superstore.

The City Centre can be accessed very easily by a frequent bus service and generally the journey should take no more than 20 minutes. Furthermore, there is the easiest possible access to many parts of the City using the Musselburgh and City Bypass. In fact, these roads give access to all major trunk routes. Even the M8 and M9, which lie just beyond Edinburgh Airport, can generally be reached in a matter of twenty-five minutes. Recreational facilities can be found at Jack Kane Sports Centre as well as Portobello Golf Course and Swimming Baths and the vast expanse of Holyrood Park/Arthur Seat which offers almost country-like walks within the very heart of the city.

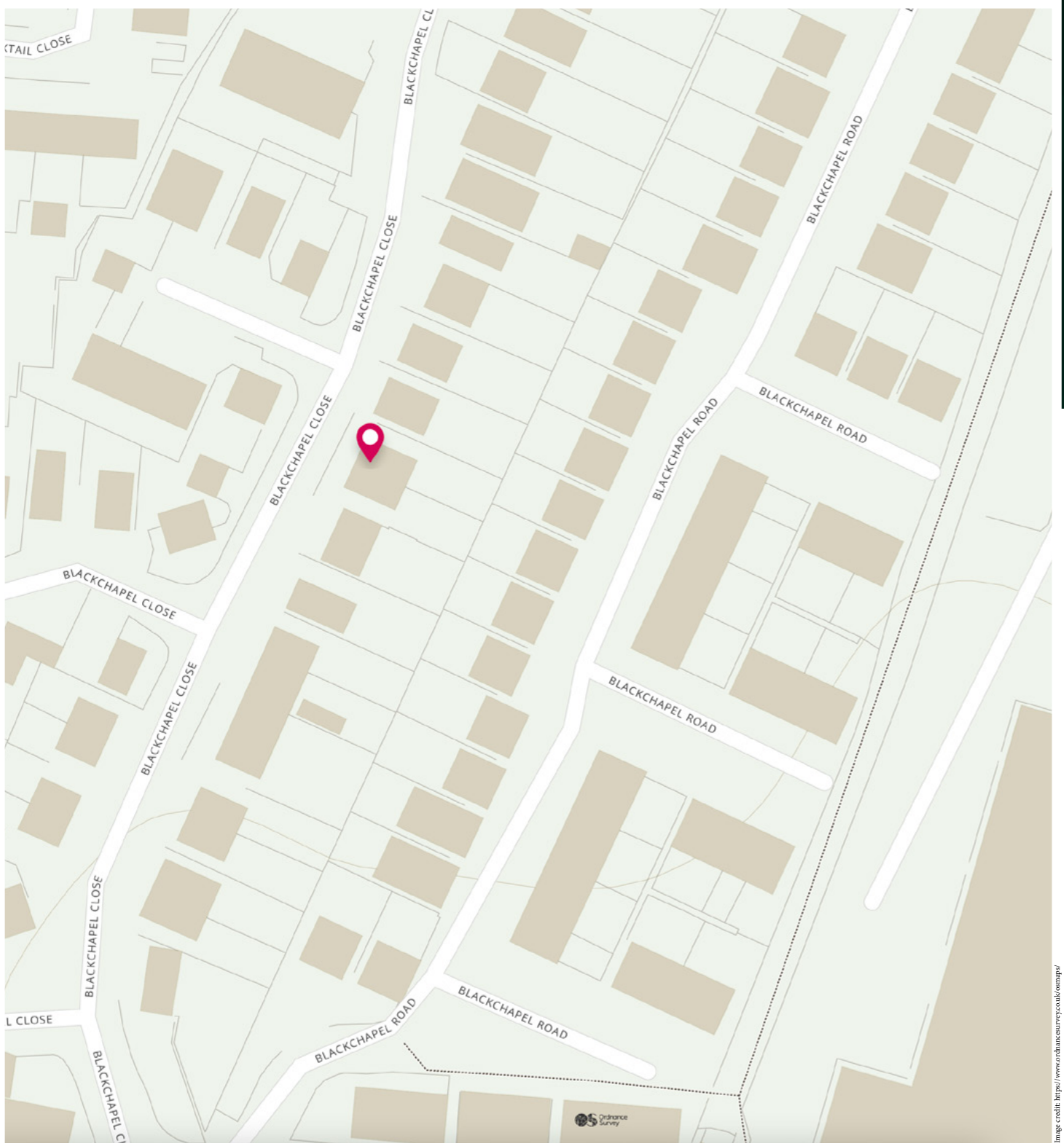


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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