



lindsays

16/1 Klondyke Street,
Newcraighall, Musselburgh, EH21 8SQ

"A stylish, significantly upgraded main door lower villa with private garden quietly situated within a leafy cul-de-sac"

- Hall with excellent storage
- Spacious sitting/diningroom with access to the private rear garden
- Stunning brand new kitchen with appliances
- Extensively tiled bathroom with shower
- Gas central heating
- Double glazing

EPC Rating C

OFFERS OVER £115,000



Description

Tucked away in a quiet residential cul-d-sac just a short walk from all the area has to offer, this significantly upgraded lower villa has its own main door entrance and direct access to a private, fully enclosed rear garden. The spacious sitting/diningroom offers plenty of space to entertain and gives access to the rear garden. The brand new kitchen is both stylish and practical and comes complete with appliances. There is a large double bedroom and an extensively tiled bathroom with white suite and shower. Additional benefits include gas central heating and double glazing. There is ample residents' and visitor parking to the front of the property.

Area

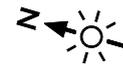
Located just off the A1, to the east of Edinburgh, Newcraighall is a popular and convenient place to live, approximately 5 miles from the very centre of the city, to which there are excellent road and rail links. Newcraighall Rail Station links with the city centre and the Borders, there are a number of bus services to most parts of the city and there is a local Park & Ride. The A1 provides a speedy link with East Lothian and the west side of the city, Edinburgh International Airport and the central motorway network via the city by-pass. Local shops and services are first class. The Fort Kinnaird outlet plays host to the majority of High Street names, as well as a number of popular family eateries all of which are within a few minutes on foot, as is a 24 hour Asda at The Jewel. The fitness enthusiast will appreciate proximity to a Bannatyne's Health Club, several parks and Golf Clubs and the city's cycle path network. There is a Primary School within the village itself and The Queen Margaret University is within a few minutes. Neighbouring Musselburgh provides a further comprehensive range of shopping and leisure facilities.

Viewing

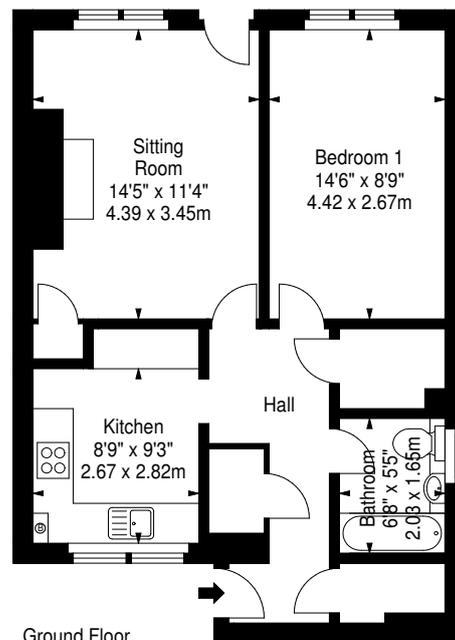
by appointment contact Lindsays – propertyadmin@lindsays.co.uk



Klondyke Street,
Newcraighall,
Musselburgh,
Midlothian, EH21 8SQ



Approx. Gross Internal Area
570 Sq Ft - 52.95 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.