



Offers over £280,000

64 Blackchapel Road, Edinburgh, EH15 3QU



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Beautifully presented Three Bedroom End of Terrace House Modern Residential Development

A light and spacious, three-bedroom, end-of-terrace house, beautifully presented throughout, with a contemporary decor and lovely open-plan entertaining space with low maintenance rear garden.

Modern Red-Brick End of Terrace, Entrance Hall with Two Storage Cupboards, Bay-Windowed Sitting Room, Contemporary Kitchen/Dining Room, Ground Floor WC, First Floor Landing, Principal Bedroom with Storage, Two Further Bedrooms, Stylish Family Bathroom, Immaculate Rear Garden with Lane Access, Ample On-Street Parking, Double Glazing and Gas Central Heating, Annual Factor Charge for Communal Maintenance.

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.

ACCOMMODATION (WIDEST POINTS)

Livingroom	15'1" x 10'2" (4.62 x 3.12)
Kitchen/Dining Room	16'7" x 12'4" (5.08 x 3.78)
Bedroom 1	12'11" x 11'3" (3.96 x 3.43)
Bedroom 2	10'9" x 9'10" (3.30 x 3.00)
Bedroom 3	9'8" x 6'5" (2.97 x 1.98)

LOCATION

Blackchapel Road is a modern residential development situated behind Fort Kinnauld, offering ample on-street parking. The property is quietly positioned just off Newcraighall Road, close to the open green spaces of Hunter's Hall Park and ideally located for commuting into Edinburgh. Fort Kinnauld Retail Park is only moments away, providing a wide variety of shopping and leisure facilities. The property also benefits from convenient access to The Royal Infirmary and Queen Margaret University Campus. Newcraighall Rail Station is within easy reach, offering direct links into Edinburgh. For motorists, the A1 and Edinburgh City Bypass are nearby, providing swift travel routes to the east and around the city. Several bus routes also offer direct access to Edinburgh City Centre.

EXTRAS

All White Goods Included in the Sale

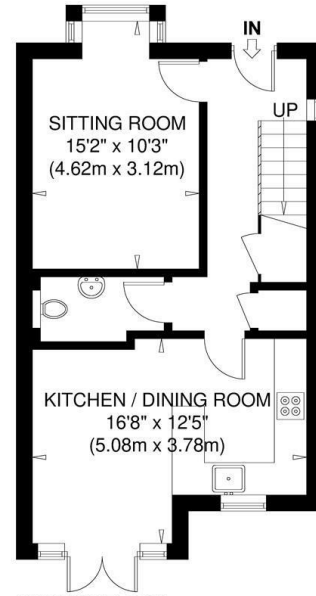
EPC RATING

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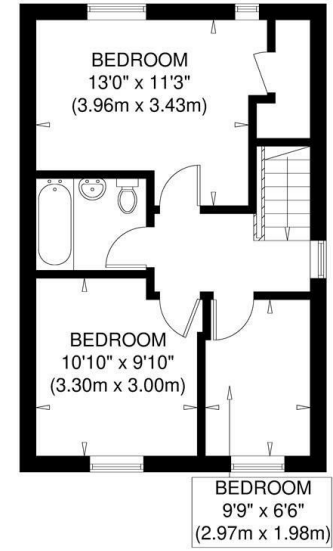
VIEWING

By appointment, please telephone 0131 253 2986.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 44.5 SQ M / 478 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 41.3 SQ M / 444 SQ FT

BLACKCHAPEL ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 85.8 SQ M / 922 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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 give 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.