

37 Blackchapel Road

NEWCRAIGHALL, EDINBURGH, EH15 3QU



*IMMACULATELY PRESENTED
HOME IN A PRIME LOCATION*



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McEwan Fraser Legal are delighted to present this charming terraced house, located on the sought-after Blackchapel Road. This property is in move-in condition, offering a welcoming and friendly exterior that perfectly complements the inviting interiors. The property is designed with a well-thought-out layout, with the living spaces conveniently located downstairs and the bedrooms upstairs, ensuring a comfortable and practical flow. The welcoming hallway and staircase further enhance the sense of openness throughout the home.

The bright and spacious living room offers a relaxing retreat with a seamless connection to the garden, thanks to the glass door that provides an indoor-outdoor living experience. A beautiful oak fireplace with a woodburner adds character and warmth, making it the perfect space for cosy winter evenings.

The Property



“...WITH A SEAMLESS CONNECTION TO THE GARDEN, THANKS TO THE GLASS DOOR THAT PROVIDES AN INDOOR-OUTDOOR LIVING EXPERIENCE...”





The modern kitchen is a standout feature, complete with high-end finishes including stunning tiling and spotlights, which give it a luxurious feel. The double oven and integrated gas cooker make cooking a breeze, while the generous storage space ensures functionality is never compromised.







The spacious WC provides a clean and tidy feel, offering convenience and practicality.



The main bedroom benefits from newly fitted, large windows that flood the room with natural light. Freshly painted and with modern radiators, it offers a fresh and airy atmosphere. Currently used as a home office, the second room could easily serve as a small second bedroom. It features lovely built-in shelving, offering a functional and stylish touch. The room is bright and airy, creating an ideal space for work or relaxation. Bedroom 3 is a spacious double bedroom, this room boasts large, bright windows and a calming, muted beige colour scheme that fosters a relaxing environment.



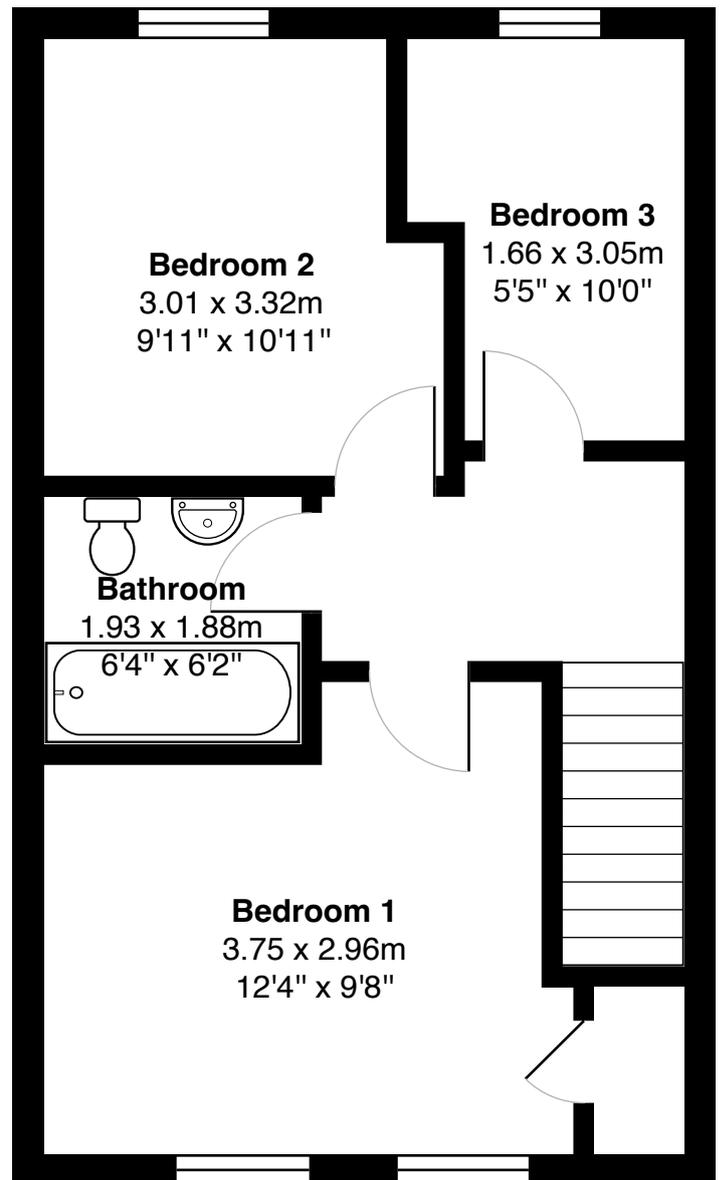
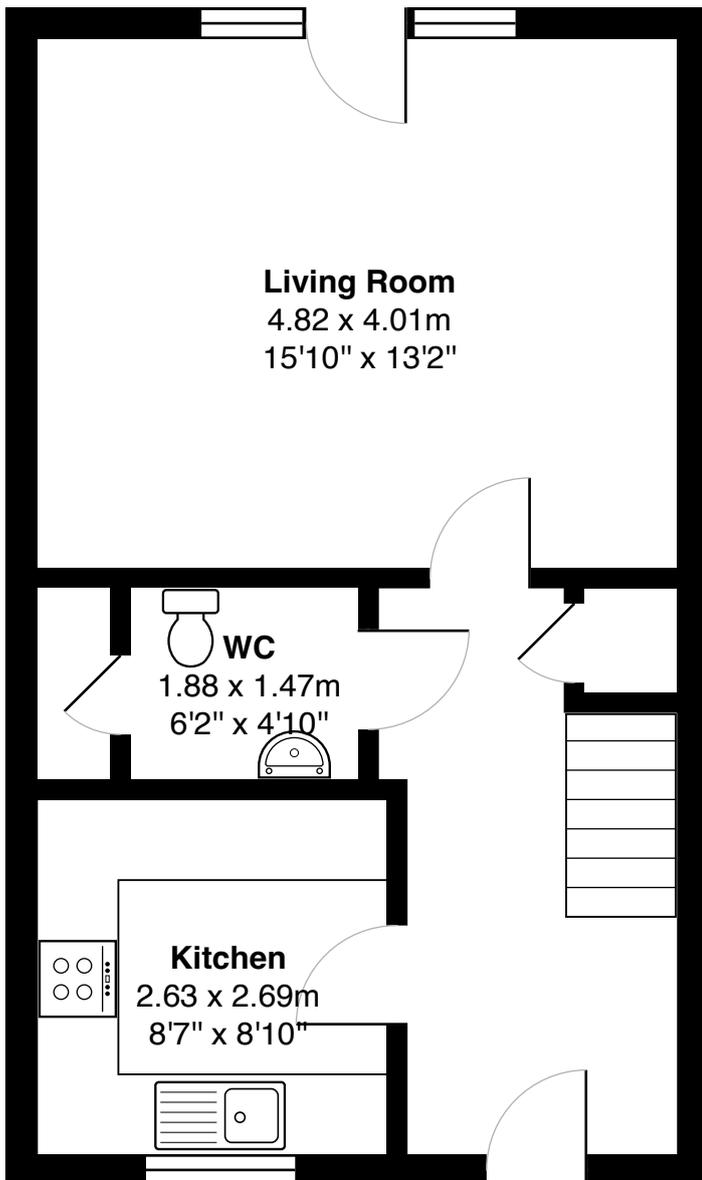


Bedrooms 2&3



The upstairs bathroom is newly renovated, showcasing shiny, beautifully finished tiles that create a modern, clean feel. It includes modern bathroom fittings, an integrated bath and shower, and a heated towel rail for added comfort.





Gross internal floor area (m²): 81m²

EPC Rating: C



The beautifully maintained garden features artificial grass for ease of maintenance, while a small garden shed provides additional storage space. The outdoor area is perfect for enjoying the outdoors, whether you're relaxing or entertaining.





Located in the desirable area of Blackchapel Road, this property benefits from a peaceful residential setting while still being well-connected to the heart of Edinburgh. The area offers a mix of local amenities, parks, and excellent transport links, making it a perfect location for both convenience and tranquillity.

Newcraighall is a long established, much respected residential district lying on the east side of the City, adjacent to the Portobello/Musselburgh Bypass. The area is exclusively residential and comprises a wide variety of property styles. Recently a few residential well designed estates have been developed offering a variety of property styles and sizes.

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. Should all of this prove inadequate then it is a simple matter to travel into the City Centre.

The Location

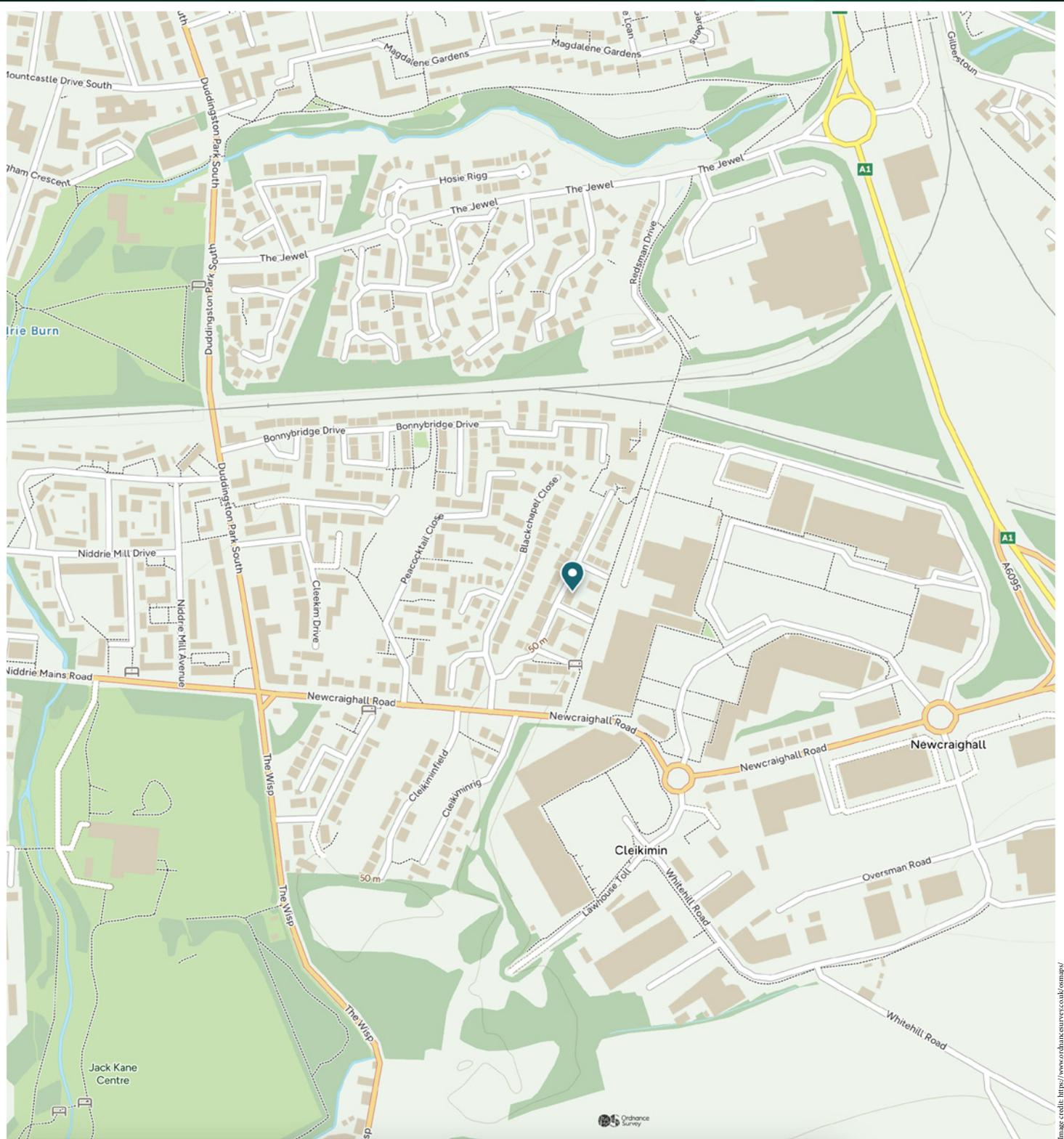


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



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