



51 Cleekim Drive

Duddingston, Edinburgh EH15 3QP

- ENTRANCE HALL
- LIVING ROOM
- BREAKFASTING KITCHEN
- GAS CENTRAL HEATING
- FRONT GARDEN
- FREE ON STREET PARKING
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- DOUBLE GLAZING
- REAR GARDEN
- GREAT LOCAL AMENITIES





LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College (Jewel & Esk Campus) and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Meadowbank Stadium & Jack Kane Leisure Centres, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League

5-a-side pitches. Portobello Promenade and Beach are great for a relaxed stroll.

DESCRIPTION

51 Cleekim Road is a mid terraced property that is set within a quiet cul-de-sac. Minor renovation works will be required such as redecoration and new floor coverings. The accommodation comprises: entrance hall; living room; kitchen with space for a table and chairs and patio doors out to the rear garden; carpeted stairs to upper landing; double bedroom 1 with deep walk in cupboard; single bedroom 2 and contemporary bathroom with Roca white suite and Mira electric shower over the bath.

There is gas central heating; double glazing; front and rear gardens; unrestricted street parking; open grass park within a minutes walk and great local amenities at Fort Kinnaird and Asda Superstore. Energy efficiency rating for this property is band C.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please confirm with the local authority.

Thinking of moving home? We can provide a FREE no obligation pre-sale valuation of your property.
We can offer: Estate Agency; Conveyancing; Legal Services; and introduce Mortgage & Financial Advisors



229 Portobello High Street,
Edinburgh, EH15 2AN
Tel: 0131 669 1100
Fax: 0131 669 1155

Michael Annan 07773 777 771



admin@annanlegal.co.uk

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed and intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working condition of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents. Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565