

13 Bill Douglas Grove

NEWCRAIGHALL, EDINBURGH, EH21 8RS



*Generously Proportioned Four-Bedroom
Detached Family Home In Edinburgh*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this spacious four-bedroom detached family home with a garage, off-street parking and a generous rear garden. Directly opposite the property is a large green space and park, which makes for a pleasant outlook and welcoming space for kids.

THE LIVING ROOM



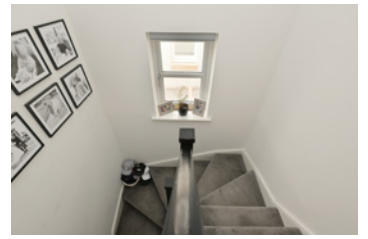
Inside, the property comprises a spacious living area which is generously proportioned and offers various possibilities for furniture arrangements.

THE KITCHEN/DINER



The fully equipped kitchen/dining room offers direct access to the rear garden through bi-folding doors. The kitchen is fitted with a four-ring gas hob, double oven with integrated microwave and a warming tray.





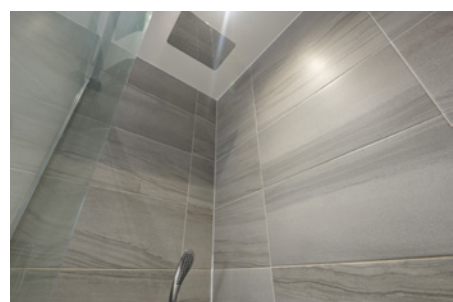
The house has four bedrooms, which range in size from the master bedroom en-suite to bedroom four, which is a single bedroom/home office. There is a WC on the ground floor, a family three-piece bathroom on the first floor, as well as an en-suite shower room. Each space is modern and well-maintained.

There is a garage which has served well as a home gym and offers additional flexible space, and is accessed just via the hallway in the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4

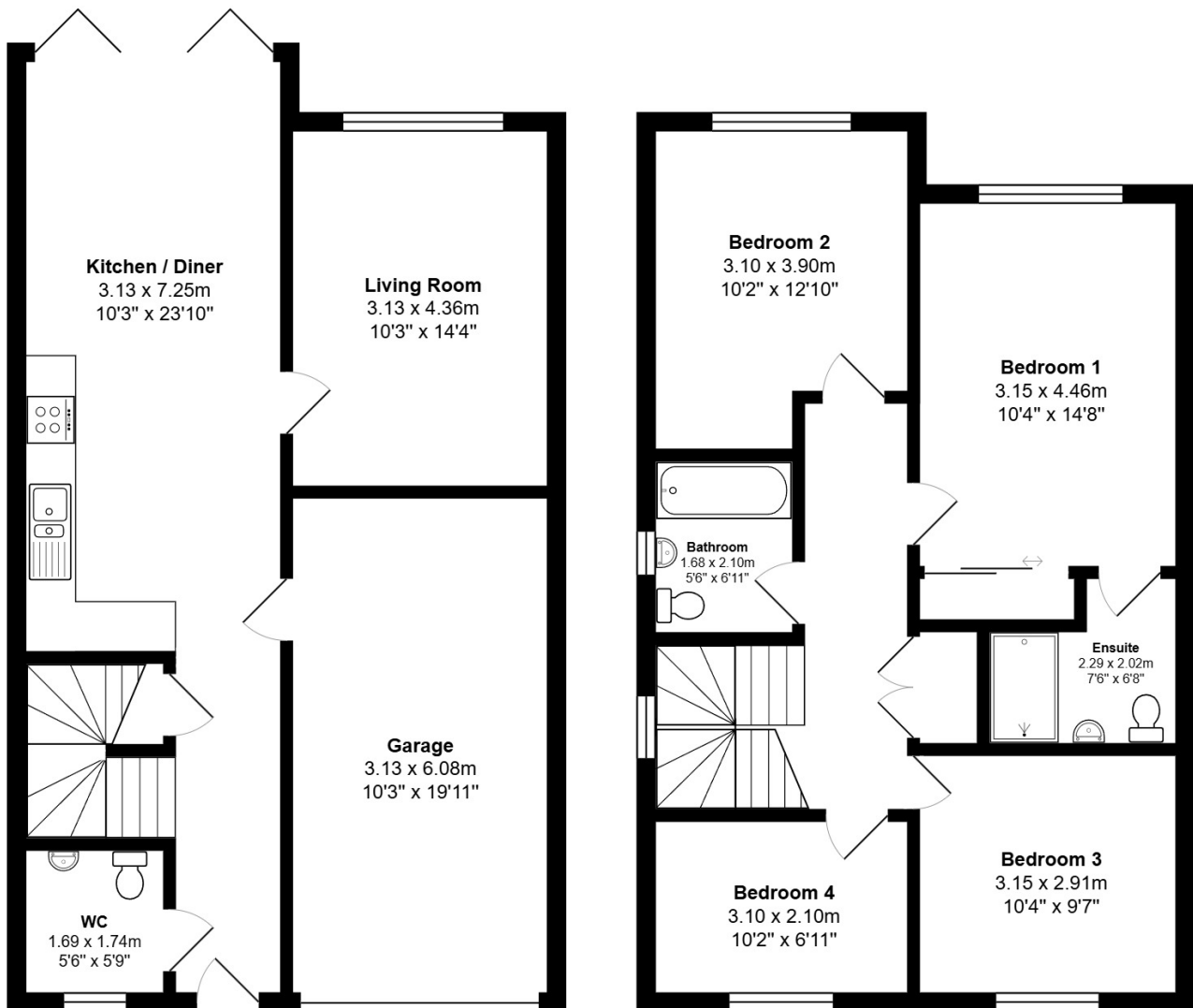


In addition, the property includes a utility cupboard, gas central heating, modern double glazing and off-street parking.

EXTERNALS & VIEW

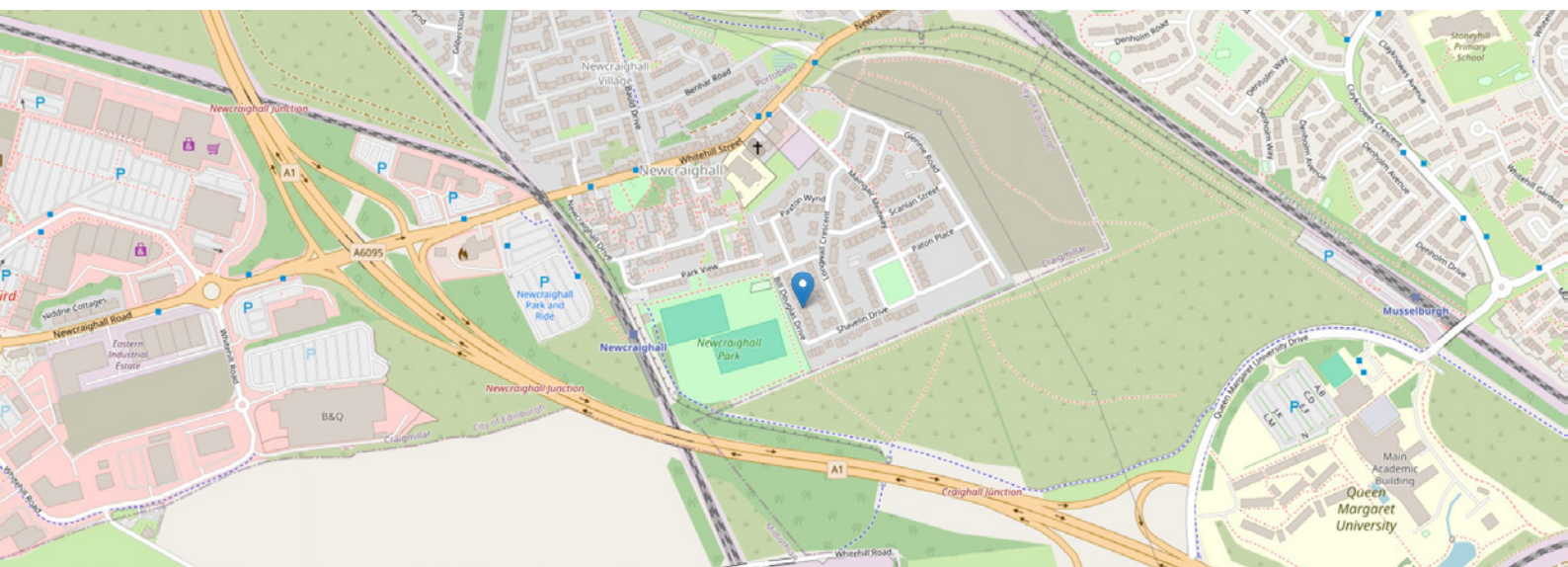


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 116m² | EPC Rating: B



THE LOCATION

Newcraighall is a long-established, much respected residential district lying on the east side of the City, it offers the ideal balance between urban convenience and a more relaxed, suburban feel. There are direct routes to and from the city centre using the Musselburgh Bypass, Milton Road or one of the many and frequent bus services that pass through the Town; the East End of Princes Street can often be reached in a matter of twenty minutes. Close to the property there are train links from Newcraighall Station and Musselburgh Station, which takes you directly to Waverley Station in the heart of the city centre, a journey of less than ten minutes.

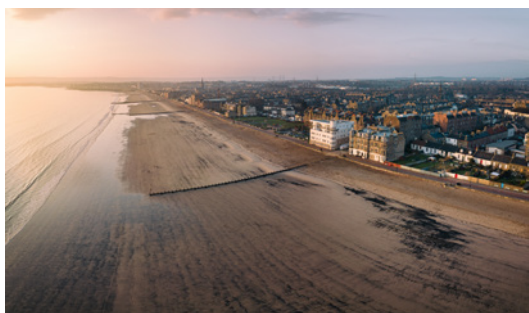




Nearby Musselburgh is quite a civilised shopping centre. It has a very wide range of shopping facilities, very good services and banking, post office and building society services in abundance. Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach of the property by car or foot.

Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others; a windsurfing pond just along the coast; a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.

Portobello is a vibrant and highly desirable coastal suburb known for its unique blend of beachside charm and urban convenience. Once a traditional seaside resort, Portobello has evolved into one of the capital's most popular residential areas, offering a relaxed lifestyle without sacrificing connectivity. At its heart is a bustling high street, filled with independent cafés, artisan bakeries, vintage shops, and local businesses, giving the area a distinctive, creative flair. Just minutes away, Portobello Beach offers golden sands, a long promenade, and stunning sea views, perfect for swimming, paddleboarding, or simply enjoying a leisurely walk by the water.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



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ALLY CLARK
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