

2 Kilgours Bow

NEWCRAIGHALL, EDINBURGH EH21 8SN



*STUNNING THREE-BEDROOM
DETACHED HOUSE*



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Part Exchange available! McEwan Fraser is delighted to present this stunning three-bedroom detached house to the market. The property has been upgraded beyond the builder's original specifications with particular emphasis on extending and upgrading the living and entertaining space. The property benefits from two public rooms, a generous kitchen, three bedrooms with an en-suite shower room off the master, a family bathroom, ground floor WC, gas central heating, double glazing, a driveway, and a beautifully landscaped rear garden. Internal viewing will be essential to fully appreciate the quality and proportions on offer.

Entering the property, a handy vestibule gives access to the WC and opens into the main hallway and the understairs utility cupboard. The main living room is to your left. Originally an integral garage, the space has been transformed into a stunning bay-fronted room with plenty of space for a variety of different furniture arrangements and includes a large storage area or cloak room. This will give the new owner plenty of flexibility to create their ideal entertaining space.

The Property



Moving along the hall, find a generous kitchen with an attached dining room. The beautiful contemporary kitchen with a full range of base and wall-mounted units alongside a supporting island. There is a full range of integrated appliances and plenty of prep and storage space for the aspiring chef. There is space for a table in the kitchen alongside bi-fold doors which open into the rear garden. The dining room is attached to the kitchen and could easily be utilised as a less formal living/family room.







Dining Room





Climbing the stairs, the first-floor landing gives access to three bedrooms, the family bathroom, and a large floored loft space for additional storage. The loft is also equipped with an integrated fold away access ladder, double socket and lighting. Bedroom one is the master bedroom and enjoys ample space for a full suite of furniture alongside integrated wardrobes and an en-suite shower room. The en-suite is partially tiled and has a white suite alongside



and walk-in rainfall shower. Bedroom two is a further large double bedroom with integrated wardrobes. The third bedroom is a large single which would make an ideal nursery or home office.

The internal accommodation is completed by the family bathroom which is partially tiled and finished with a three-piece white suite and rainfall shower over bath.



Bedroom 1







Bedroom 2

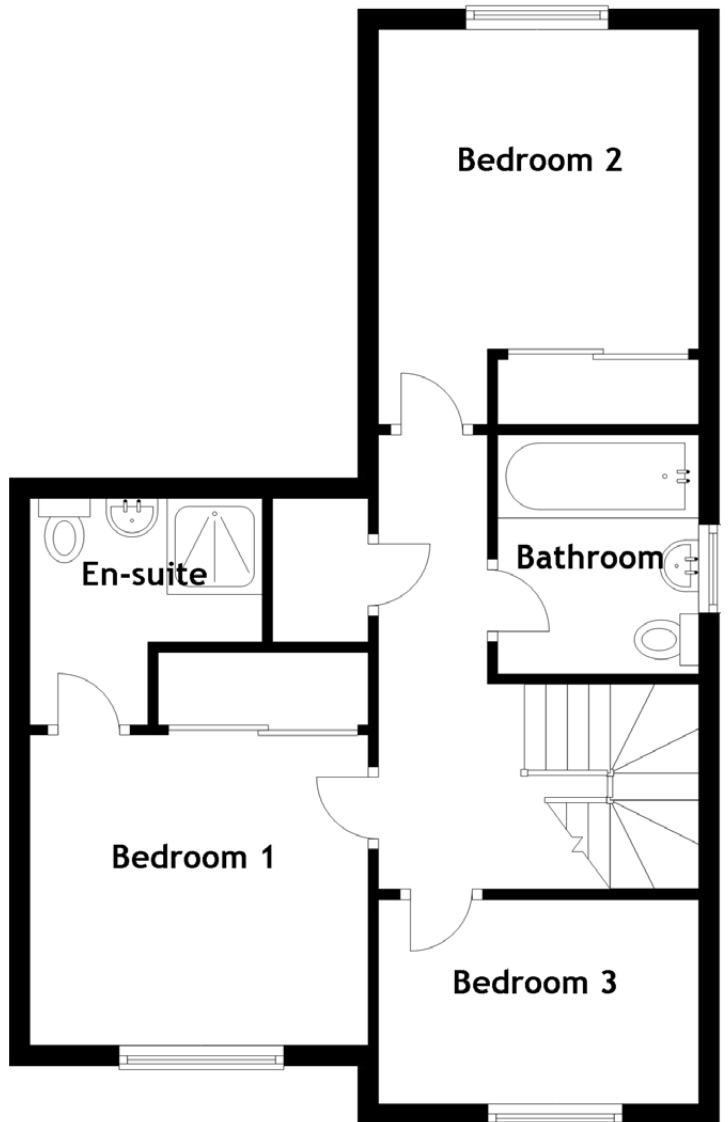
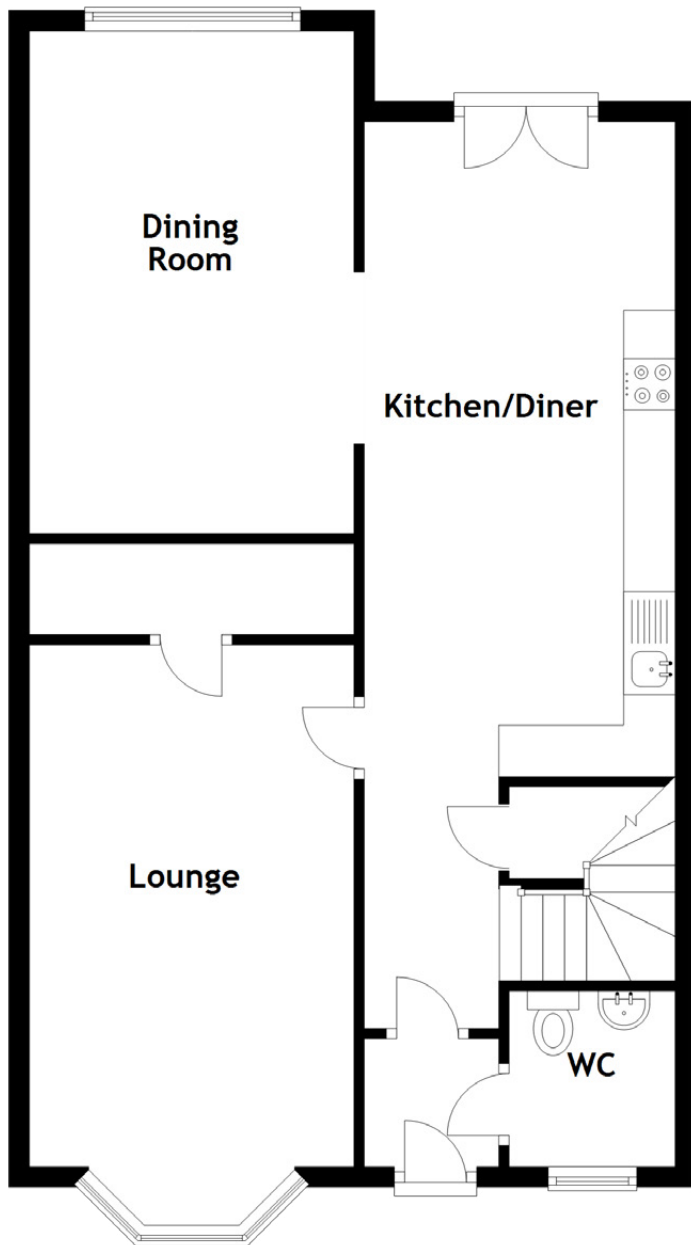




Bedroom 3



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Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	8.35m (27'5") x 3.02m (9'11")
Lounge	5.81m (19'1") x 3.15m (10'4")
Dining Room	4.88m (16') x 3.15m (10'4")
WC	1.71m (5'7") x 1.61m (5'3")
Bedroom 1	3.29m (10'9") x 3.02m (9'11")
En-suite	3.29m (10'9") x 2.20m (7'3")

Bedroom 2	3.11m (10'2") x 3.11m (10'2")
Bedroom 3	3.11m (10'2") x 1.99m (6'6")
Bathroom	2.32m (7'7") x 1.95m (6'5")
Gross internal floor area (m ²): 121m ²	
EPC Rating: B	



Externally, the property boasts a large rear garden which has been extensively landscaped and includes a large patio, lawn, mature flower beds, and a summer house. The back garden also has a double power socket and an external water tap. There is also a low-maintenance front garden and a mono-block two-car driveway



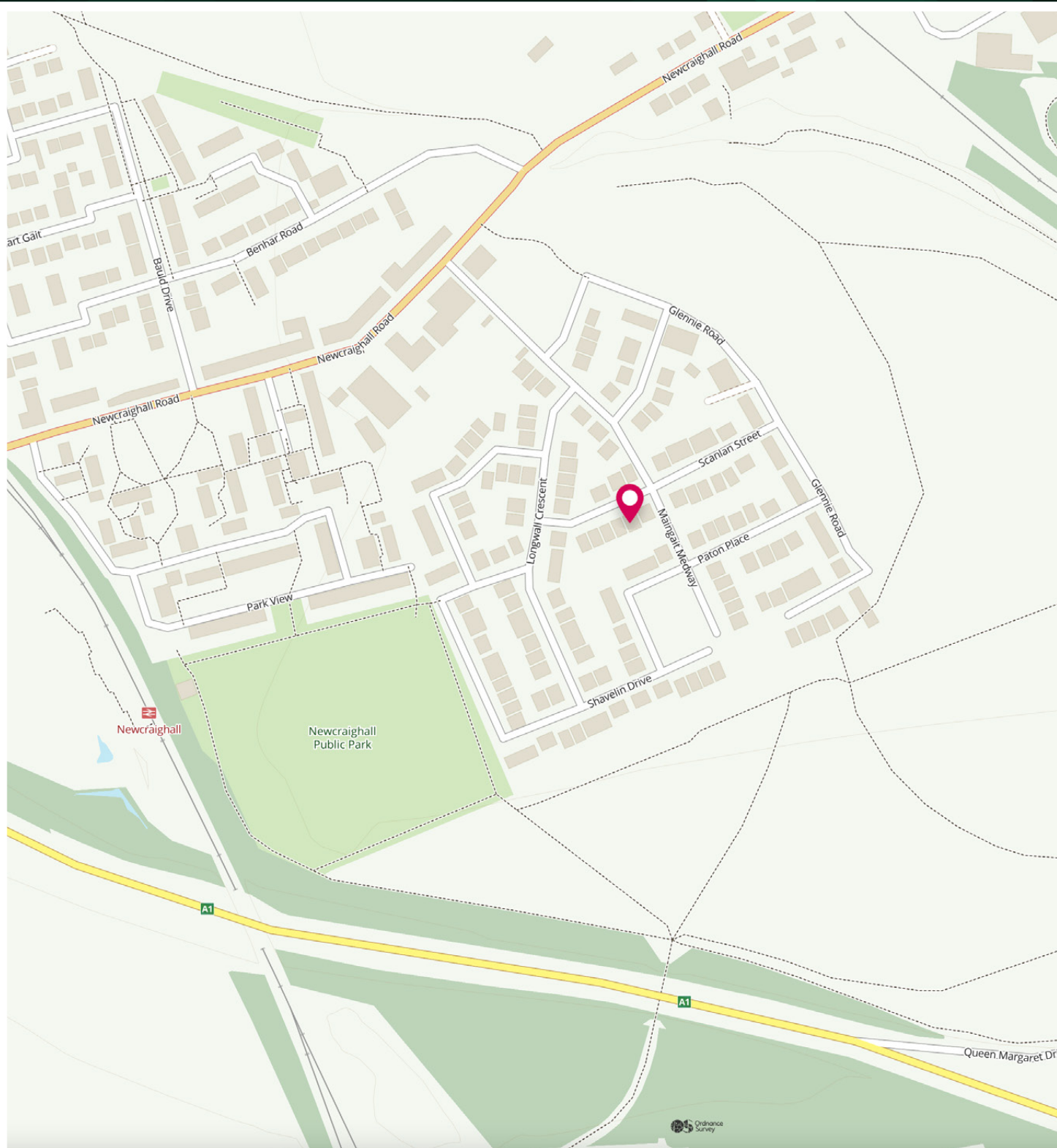


Newcraighall is a suburb located to the East of Edinburgh and sits adjacent to Musselburgh. There is a local train station and excellent road and bus links. Fort Kinnaird which enjoys a wide range of large high street brands, restaurants and cinema is handily located.

Highly regarded nurseries, primary and secondary schools are close by as well as Queen Margaret University making Newcraighall an enviable and highly sought after location. Newcraighall public park, the local pub and Bannatyne's Health Club, Swimming Pool and Spa are all within walking distance.

Nearby you will find the popular and historic coastal town of Musselburgh, on the shores of the Firth of Forth is surrounded by picturesque countryside and sprawling green spaces and boasts delightful walks along the river, promenade and nearby beaches. Musselburgh has a vast array of local shops, artisan cafes and restaurants on its doorstep with a wide range of supermarkets within easy reach.

The Location



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