

46 Newcraighall Drive

NEWCRAIGHALL, EDINBURGH, EH21 8SG



*SPACIOUS FIVE/SIX BEDROOM
FAMILY HOME*



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McEwan Fraser Legal is delighted to present this spacious five/six bedroom family home in the Newcraighall area of Edinburgh.

Inside, the property comprises of a spacious room which is flooded with natural light from the large windows and accesses the extension which has added bedroom five and six to the properties footprint. The lounge offers various possibilities for furniture arrangements. A fully equipped kitchen/dining room accessed off the main hallway. The kitchen is modern and benefits from recent modernisation and is equipped with freestanding white goods (washing machine, tumble dryer, fridge freezer & dishwasher), integrated fan oven and microwave as well as gas hob.

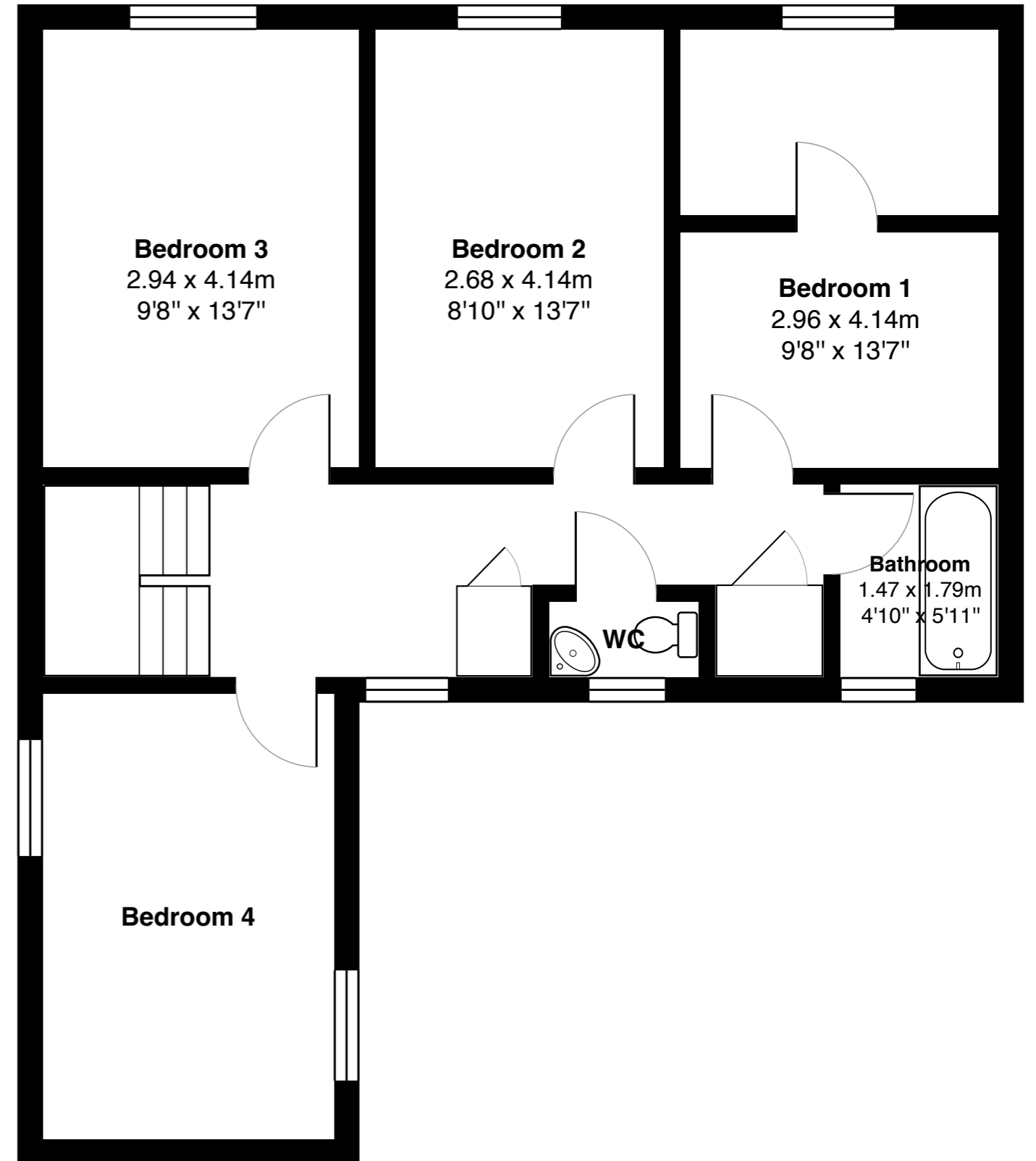
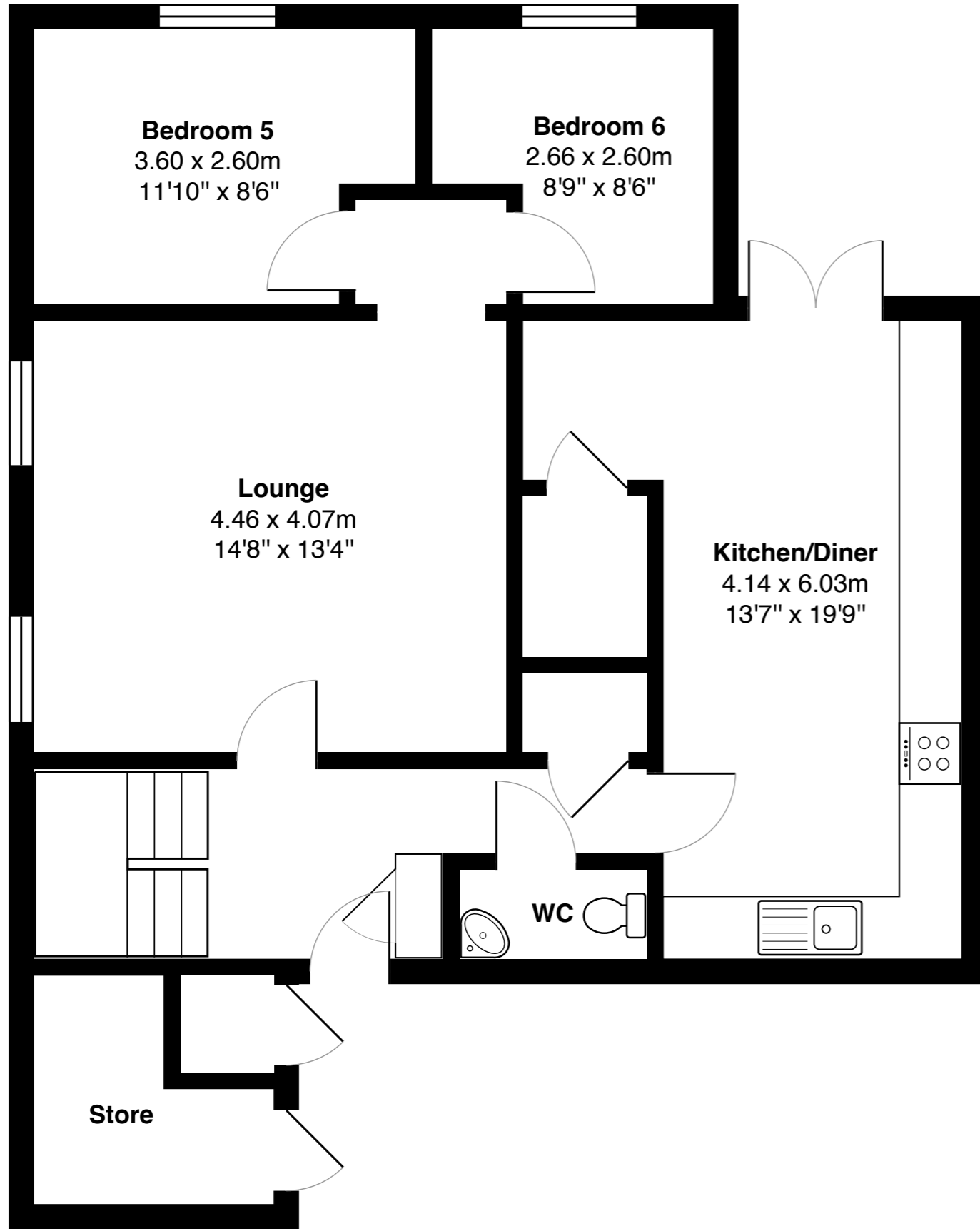






The house has four generously proportioned bedrooms on the first floor and two further bedrooms on the ground floor which could be used as a home office, snug or play room should the full extent of the bedrooms not be required. The house has a main family bathroom which is fitted with a two piece suite and a separate WC on the first floor adjacent to the bathroom and also a further WC on the ground floor of the property.





Gross internal floor area (m²): 134m²
EPC Rating: C



In addition to this, the property includes a landscaped garden, external lock up at the front and in the private rear garden there is a shed/summerhouse with a hot tub which can be available through separate negotiation. The house also benefits from gas central heating, modern double glazing as well as off street parking on the single garage and more than ample on street parking for residents or visitors alike.

THE LOCATION

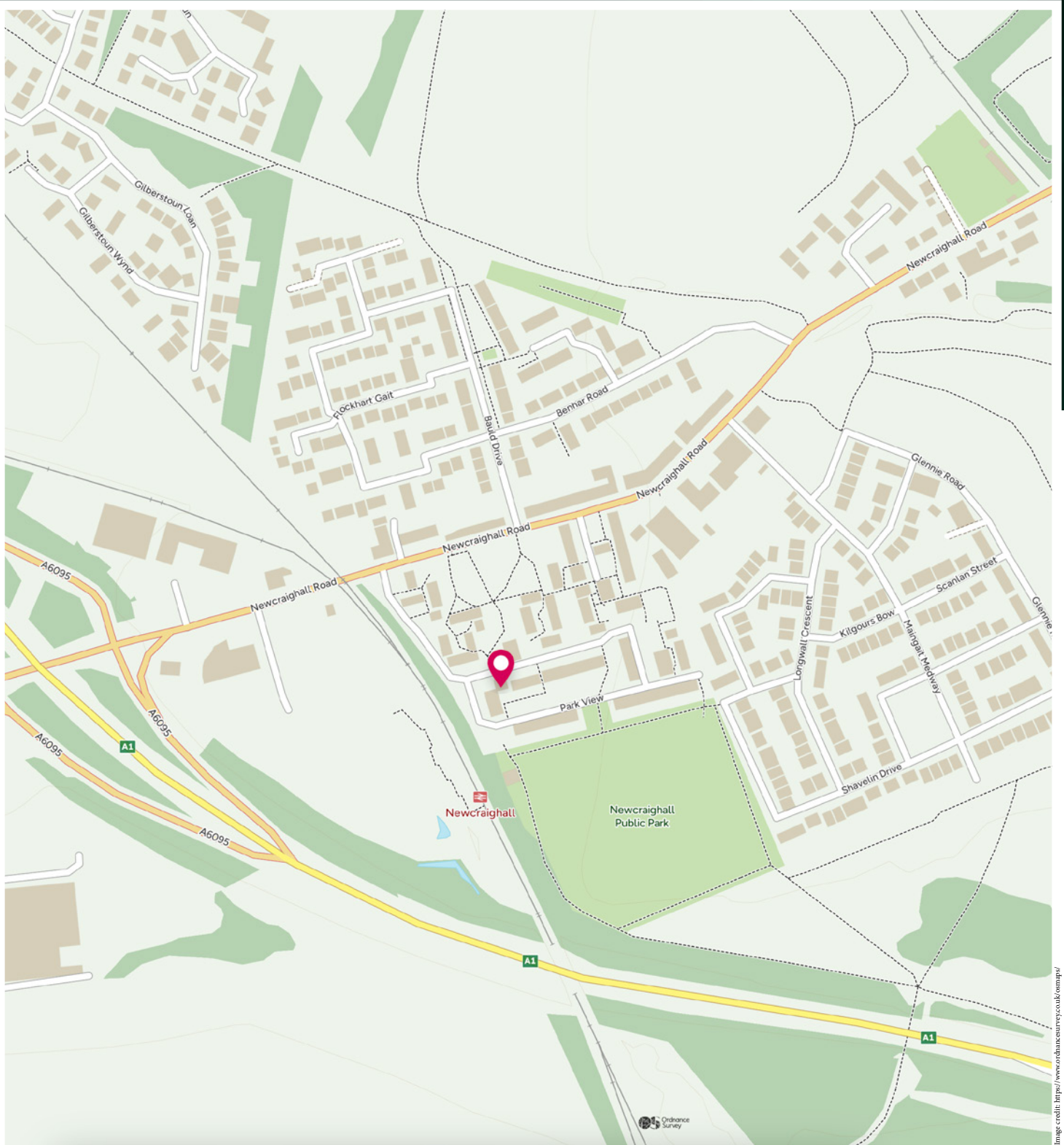
Newcraighall is a long established, much respected residential district lying on the east side of the City, adjacent to the Portobello/ Musselburgh Bypass.



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 City Centre can be accessed very easily by a frequent bus services and generally the journey should take no more than 20 minutes. Furthermore, there is the easiest possible access to many parts of the City using the Musselburgh and City Bypass. The M8 and M9, which lie just beyond Edinburgh Airport, can generally be reached in a matter of twenty five minutes.

Recreational facilities can be found at Jack Kane Sports Centre as well as Portobello Golf Course and Swimming Baths and the vast expanse of Holyrood Park/Arthur Seat which offers almost country like walks within the very heart of the city.



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