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NEWCRAIGHALL, EDINBURGH, EH21 8SY



*SUPERB THREE-BEDROOM
DETACHED HOUSE*



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McEwan Fraser is delighted to present this superb three-bedroom detached house to the market. Part of a sought-after development by Avant Homes in Newcraighall, the property is presented to the market in immaculate internal condition and will benefit from the remainder of its NHBC structural warranty. Internally, the property has a generous living room, a striking contemporary kitchen, three bedrooms with and en-suite shower room off the master, a family bathroom, ground floor WC, gas central heating, double glazing, a driveway, and a generous rear garden.

Entering the property, the ground floor WC is immediately to your left and a welcoming hallway leads to the kitchen and living room which overlook the rear garden. 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 living room is accessed from the kitchen and is a bright and spacious room with plenty space for a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal entertaining space.







Climbing the stairs, the first-floor landing gives access to three bedrooms, the family bathroom, and a large loft space for additional storage. 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.





Bedroom 2





Bedroom 3





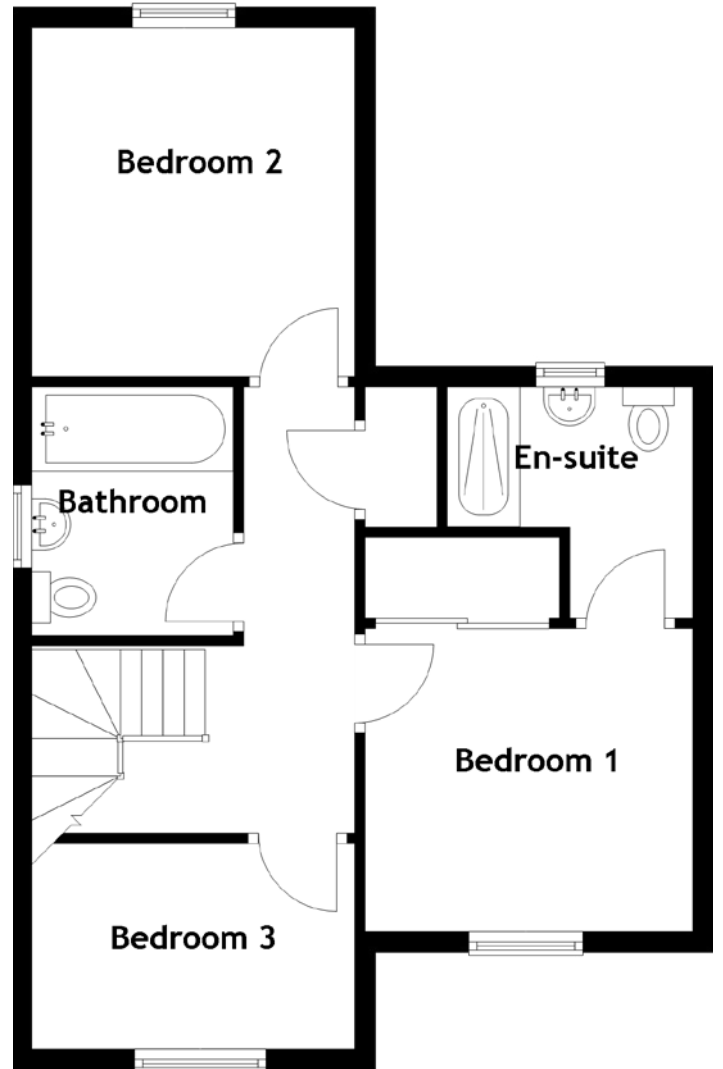
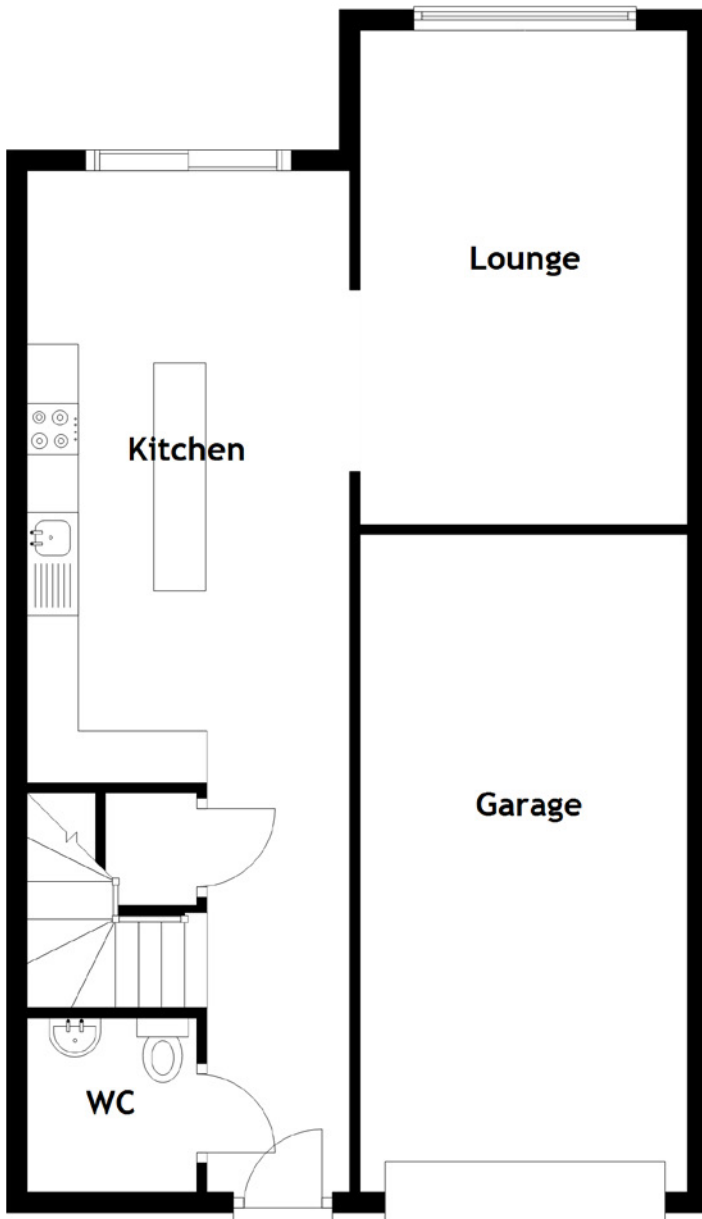
The internal accommodation is completed by the family bathroom which is partially tiled and finished with a three-piece white suite and rainfall shower over bath.







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Approximate Dimensions

(Taken from the widest point)

Lounge	4.80m (15'9") x 3.18m (10'5")
Kitchen	9.92m (32'7") x 3.13m (10'3")
Bedroom 1	3.18m (10'5") x 2.95m (9'8")
Bedroom 2	3.39m (11'1") x 3.13m (10'3")
Bedroom 3	3.13m (10'3") x 2.00m (6'7")
Bathroom	2.42m (7'11") x 1.96m (6'5")

En-suite	2.38m (7'10") x 2.25m (7'4")
WC	1.69m (5'7") x 1.65m (5'5")
Garage	6.39m (20'11") x 3.18m (10'5")

Gross internal floor area (m²): 96m²

EPC Rating: C

Externally, the property boasts a large rear garden which has a mature lawn and a large deck for entertaining. There is also a low-maintenance front garden and a mono-block two-car driveway. This is a stunning home and internal viewing is essential to fully appreciate the quality on offer within.





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.

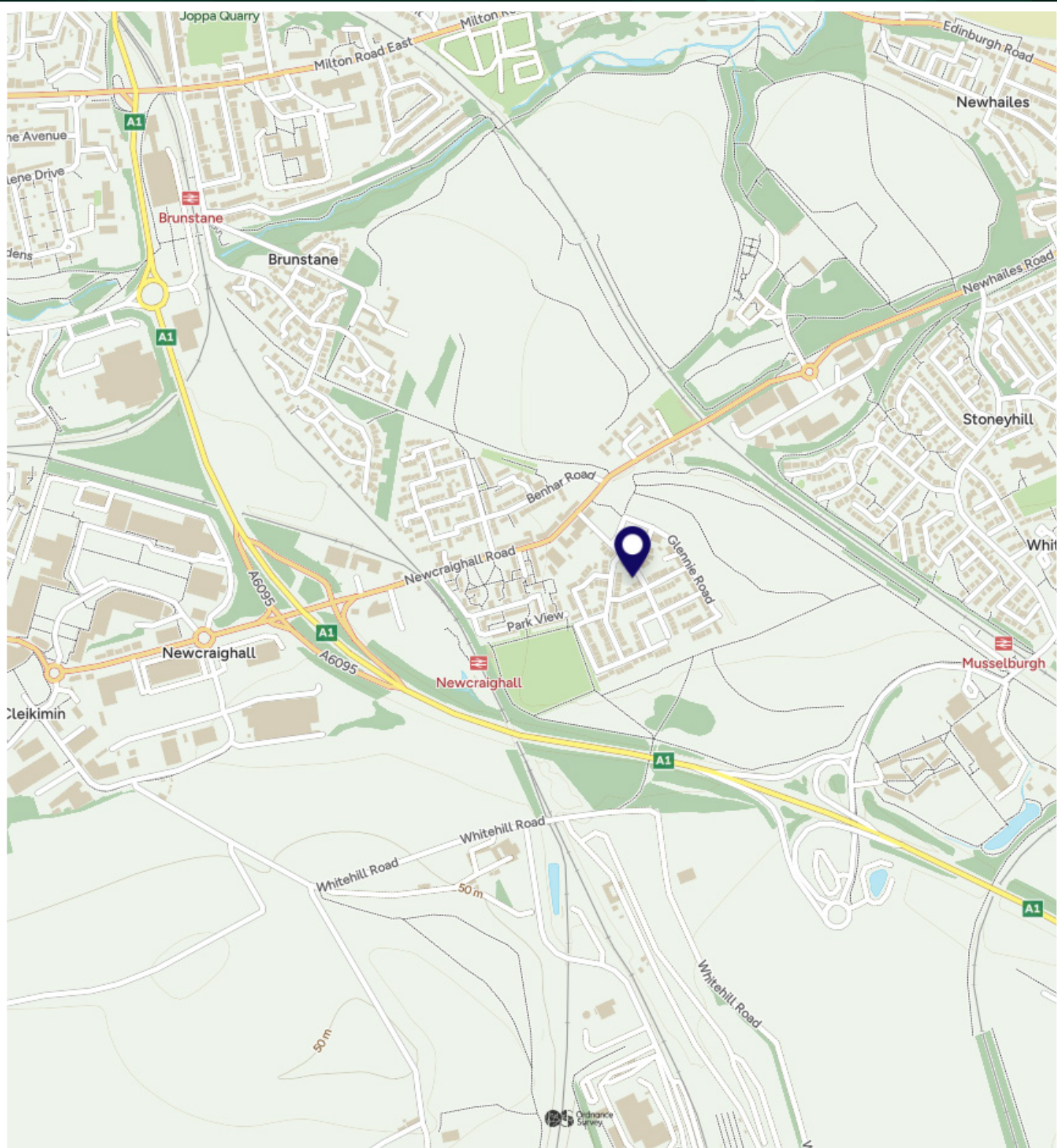


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