



Approximate total area*
731.84 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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DESCRIPTION

This charming three-bedroom end-terrace house boasts a spacious and inviting layout perfect for families or professionals. It features a bright and airy living room, a modern kitchen/diner, and private rear garden. Situated in a friendly neighborhood, this home is conveniently close to local amenities, schools, and transport links.

- The property comprises of:
- Welcome Hallway
 - Ground floor WC
 - Bright and spacious lounge
 - Modern kitchen/diner with integrated appliances
 - Master bedroom with en-suite and fitted wardrobes
 - Second double bedroom
 - Third bedroom
 - Family bathroom with shower over bath
 - Private rear garden
 - On street parking

Viewings by appointment 0131 297 3177



LOCATION

Newcraighall is a residential district lying on the east side of the city, adjacent to the Portobello/Musselburgh Bypass which connects to the M8 and M9 Motorways. Lying within easy reach of excellent schools, higher education, and hospitals, the area also offers efficient transport links, including frequent bus services to the city centre and surrounding areas. In addition, Newcraighall Park and Ride and Newcraighall train station are located nearby. Newcraighall offers a fantastic range of local amenities and leisure activities, including cinemas, a gym, restaurants, coffee shops, and major shopping outlets at Fort Kinnaird Retail Park. Holyrood Park and Portobello esplanade offer opportunities for walking, jogging and cycling and there are several golf courses located nearby.

