



**I Longwall Crescent,  
Newcraighall, EH21 8SZ**

**A**



# "1 Longwall Crescent is an immaculately presented, bright and spacious 4 bedroom detached family home"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY AND GARAGE











### LOCATION

Newcraighall is a popular, thriving and vibrant residential area located to the east of the city centre. Within easy reach there is a wide selection of High Street shopping at Fort Kinnaird Retail Park and an Asda Superstore.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Newcraighall & Musselburgh railway stations connect to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Musselburgh Leisure Centre, on the nearby Portobello promenade by the Swim Centre, Tumbles Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.



### DESCRIPTION

1 Longwall Crescent is an immaculately presented, bright and spacious 4 bedroom detached family home situated in a highly desirable and exclusive residential development. The accommodation, which is in excellent move-in condition, comprises: welcoming entrance hall with cupboard off and access to integral garage; well-proportioned open kitchen /dining area with bi-fold patio doors, allowing natural daylight to flood in, leading to expansive enclosed rear garden; generous front facing living room; WC; carpeted stair leading to upper landing with cupboard off; double bedroom 1 with built-in wardrobe and ensuite shower room with mains operated shower; double bedrooms 2 & 3; double bedroom 4 which could be utilised as a home office and contemporary bathroom with shower over bath. Further benefits are: gas central heating; double glazing; front garden laid to lawn with monobloc drive-way, side gate leading to enclosed wrap around rear garden laid to lawn with patio, decking area, garden shed and summer house; unrestricted street parking; great local amenities and transport links.

### EPC RATING

The energy efficiency rating for this property is band C.

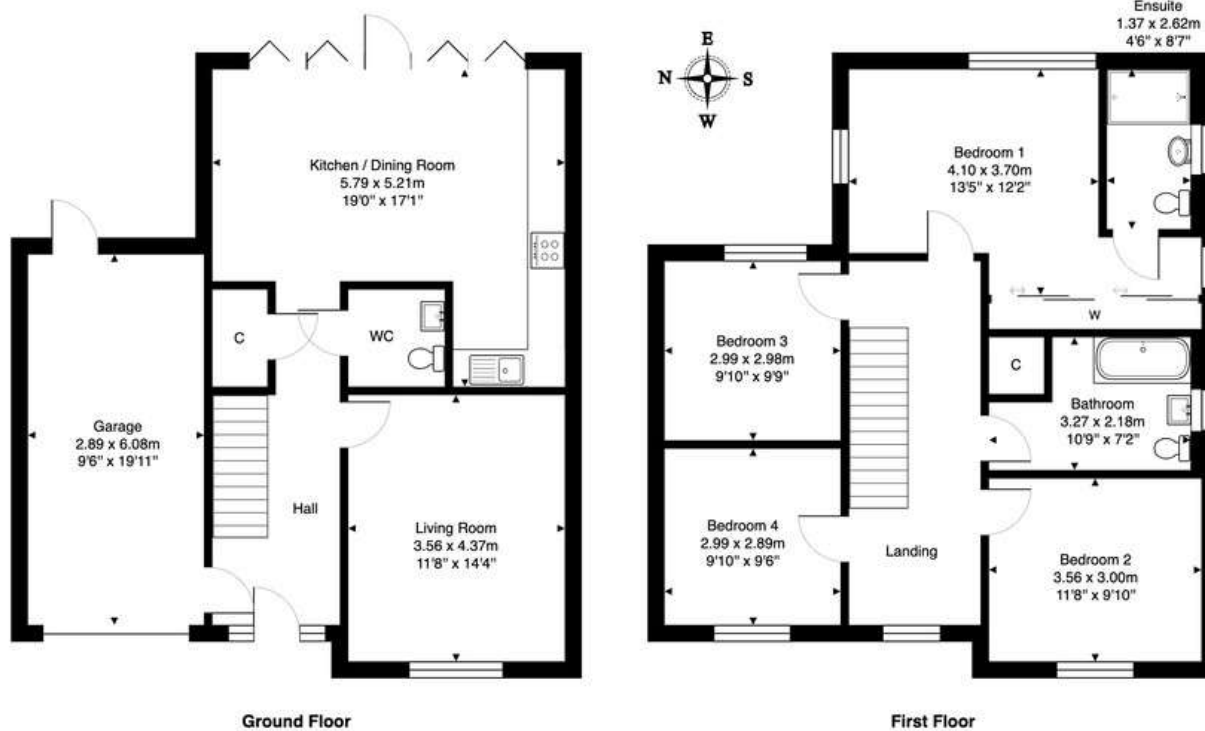
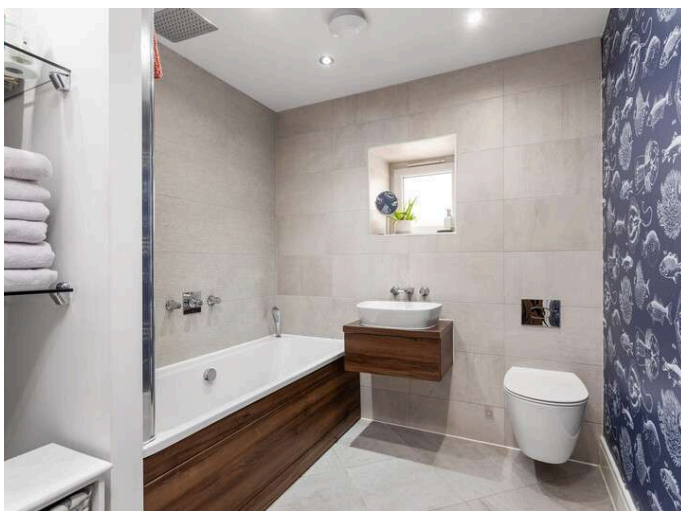








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Total Area: 146.3 m<sup>2</sup> ... 1575 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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