



20 Hopper Gardens
Newcraighall, EH21 8RJ

A

"Hopper Gardens is a beautifully presented, bright and spacious detached family home"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINER
- UTILITY ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BEDROOM FIVE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 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. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Newcraighall railway station connects 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 Jack Kane Leisure Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

COUNCIL TAX

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



DESCRIPTION

Hopper Gardens is a beautifully presented, bright and spacious detached family home with exceptional quality and attention to detail both inside and out. Situated on a quiet cul-de-sac within a sought-after residential development, this generously proportioned property offers bright, flexible living over ground and first floor. Early viewing is highly recommended. The accommodation comprises: welcoming hallway; bright and spacious, front facing living room; modern kitchen / dining room with access on to the rear garden via French doors; separate utility room offers ample cupboard space and leads to a fully tiled WC; double bedroom 1 with wardrobe space and contemporary en-suite shower room with mains fed shower; double bedroom 2, again with tiled en-suite shower room; double bedroom 3; double bedroom 4; versatile bedroom 5 and fully tiled family bathroom which completes the accommodation on offer. Externally, the home features a low maintenance lawn and secure gated side access to the enclosed rear garden. The landscaped rear garden boasts a large patio area, perfect for a table and chairs for entertaining within the summer months. Additional features include gas central heating, double glazing, a monoblock driveway with space for two vehicles, and a single garage with an up-and-over door.

EPC RATING

The energy efficiency rating for this property is band C.

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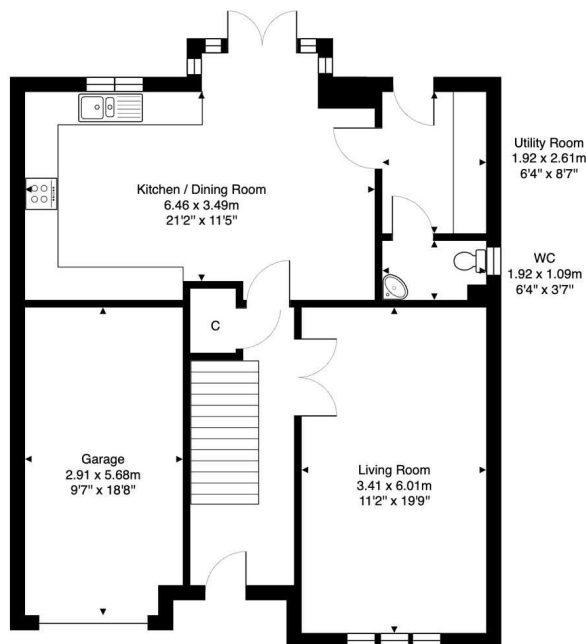




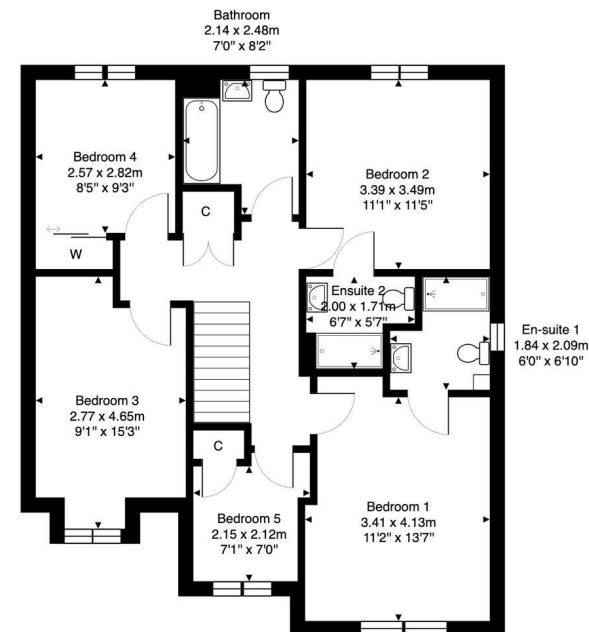
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Ground Floor



First Floor

Total Area: 159.3 m² ... 1715 ft²

All measurements are approximate and for display purposes only.



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