



**I Grassie Avenue**  
Newcraighall, EH21 8RT

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*"1 Grassie Avenue is a fabulous detached villa, of immense appeal, with integral garage commanding a peaceful setting"*

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- 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. 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 on the promenade by the Swim Centre, Portobello 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 Grassie Avenue is a fabulous detached villa, of immense appeal, with integral garage commanding a peaceful setting in a quiet development, enjoying an extremely convenient location, close to an excellent range of amenities and super transport links.

This home is in walk in condition and has been well looked after throughout, with a modern interior. This home is offered to the market in true move-in condition and would make an ideal family home.

The accommodation comprises: entrance hall with cupboard; bright and spacious living room; delightful kitchen/dining room with bi-folding doors to rear garden. The kitchen has wall and floor units and built in appliances and a cloak room/WC completes the ground floor.

On the first floor is the master bedroom with fitted wardrobes and en-suite shower room; double bedroom two with fitted wardrobe; double bedroom three with fitted wardrobe; double bedroom four and family sized stylish bathroom with shower.

Further benefits include gas central heating; double glazing; easily maintained front garden with monoblock driveway and garage; electric car charging point; enclosed rear garden mainly laid to lawn with patio area and surrounded by mature shrubs and garden shed.

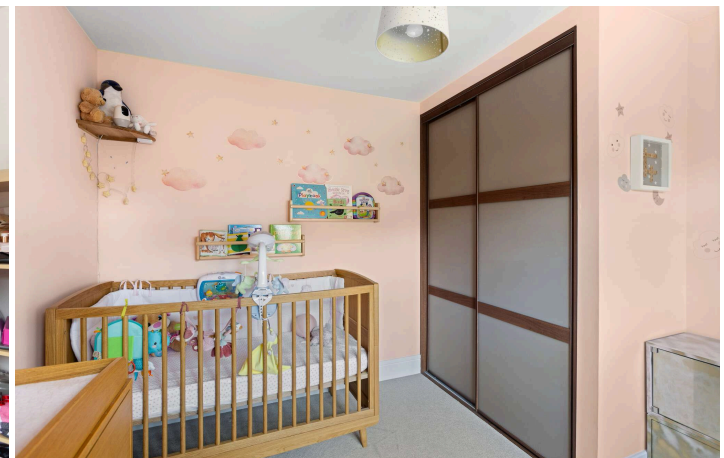
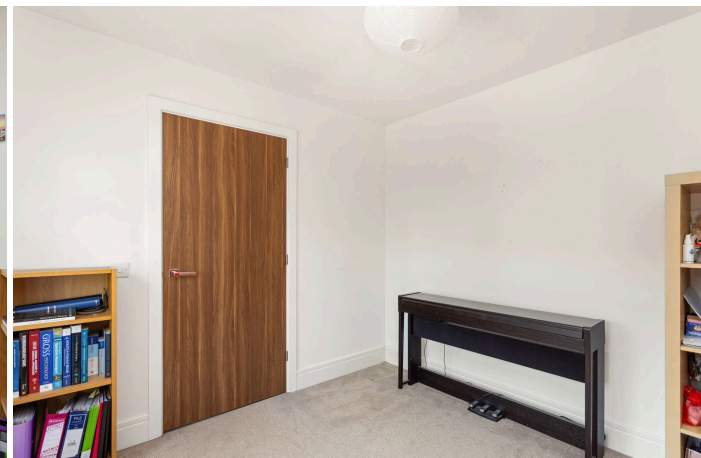
The energy efficiency rating for this property is band B.

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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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.

**A ANNAN**  
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