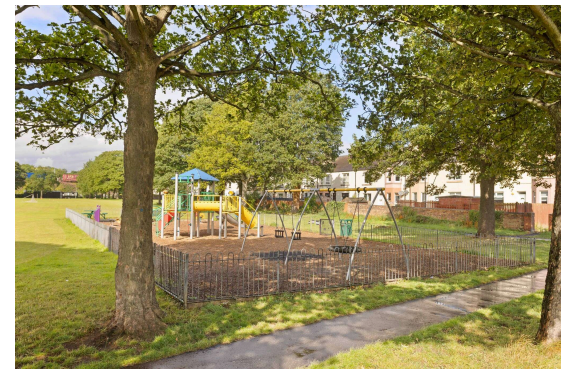




5 Bill Douglas Grove
Newcraighall, EH21 8RS

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"5 Bill Douglas Grove is a beautifully presented three-bedroom detached house in Newcraighall"

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









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 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. 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 F, however, please check with the local authority.



DESCRIPTION

5 Bill Douglas Grove is a beautifully presented three-bedroom detached house in Newcraighall. The spacious, modern property offers flexible open-plan living space, plus an enclosed rear garden, an integral single garage and a driveway. The accommodation comprises: entrance hall with storage cupboard, a WC, and access to the single garage; kitchen offers the very definition of fluid indoor/outdoor living with a bank of bi-folding doors, opening onto a decked dining area in the garden. Flooded with natural light, the stylish area incorporates a generous seated dining space; open access from the kitchen to a living room enjoying plush carpeting and promising a comfortable setting for everyday living, with views across the rear garden. Upstairs leads to three generous bedrooms. Whilst two of the bedrooms are accompanied by built-in wardrobes, the master bedroom additionally enjoys an en-suite shower room and lastly to complete the accommodation is a contemporary three-piece family bathroom. Further benefits include double glazing & gas central heating.

EPC RATING

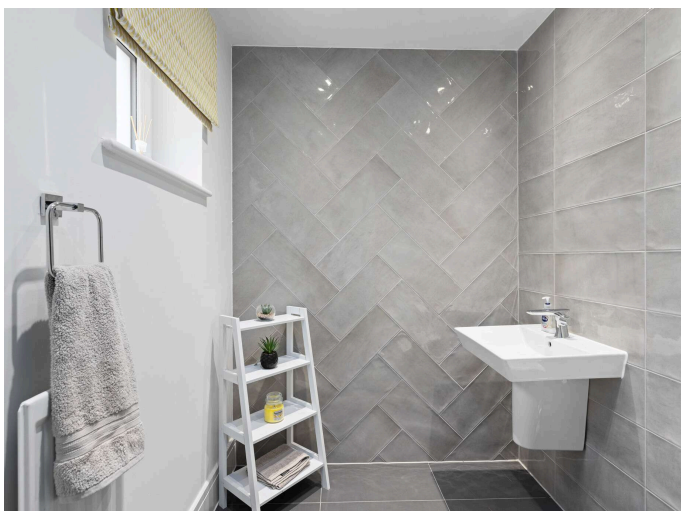
The energy efficiency rating for this property is band C.





5 Bill Douglas Grove, Newcraighall, Newcraighall, EH21 8RS

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: 117.6 m² ... 1266 ft²

All measurements are approximate and for display purposes only.

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