










Offers Over  
**£260,000**

## 13 Hewing Place

Newcraighall | EH21 8RN

A superb opportunity has arisen to acquire this impressive three bedroom terraced villa quietly positioned within a modern residential development in Newcraighall. Close to fantastic transport links and amenities including the nearby Fort Kinnaird, the property will undoubtedly appeal to a variety of purchasers including first-time buyers, professional couples and growing families. Viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Unallocated parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Internally, the property is offered to market in a move-in condition while briefly comprising of; welcoming entrance hallway with a useful understairs storage cupboard, bright and airy lounge/diner with room for different configurations, fully-fitted kitchen with a range of integrated white goods whilst being styled with glossy white units, partially-tiled W/C with a heated towel rail and utility cupboard, landing with access via a Ramsay ladder to the partially-floored attic, sizeable double bedroom with twin windows and a generous walk-in storage cupboard, second double bedroom with a rear aspect and space for freestanding furniture, single bedroom allowing for optional use as a home office/study, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable of approximately £11 per calendar month.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front of the property is a small lawn with a path to the front entrance door whilst the rear garden is mostly laid to lawn with a border of mature plants. For the car owner, there is unallocated residents parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.







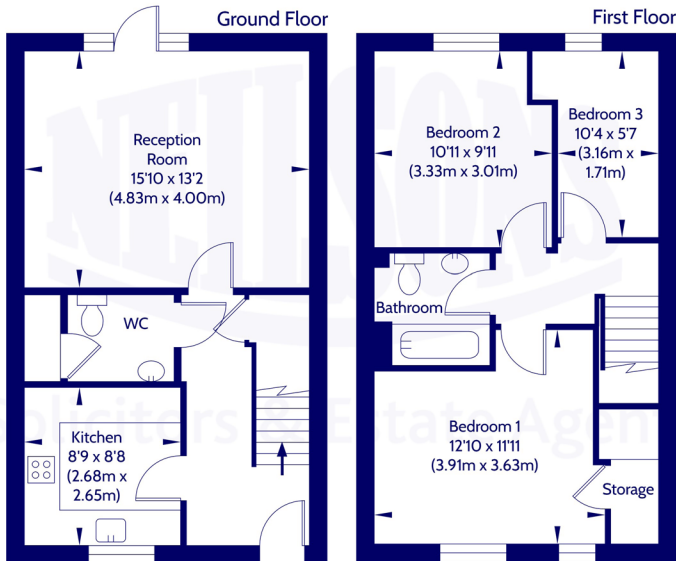
## Location

Newcraighall is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots the Chemist, and Next as well as an Odeon cinema and a variety of restaurants. Portobello and Musselburgh are within close proximity offering a further range of smaller retailers, restaurants and many pleasant walks along the promenades as well as Newhailes Park and National Trust House. Further leisure facilities are available including Portobello and Musselburgh Golf Courses, Jump in trampoline center, Power Soccer 5 a side Football Centre and both indoor and outdoor bowling Centres. The property is within the catchment area of good schools at both primary and secondary level and the area is well served by good bus services to and from Edinburgh's City Centre. The City By-pass is close by and links you to the main motorway network.





Approx. Gross Internal Floor Area 80.58 Sq M / 867 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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