

11 Longwall Crescent

NEWCRAIGHALL, EDINBURGH, EH21 8SZ



*STUNNING FOUR-BEDROOM
FAMILY DETACHED HOUSE*



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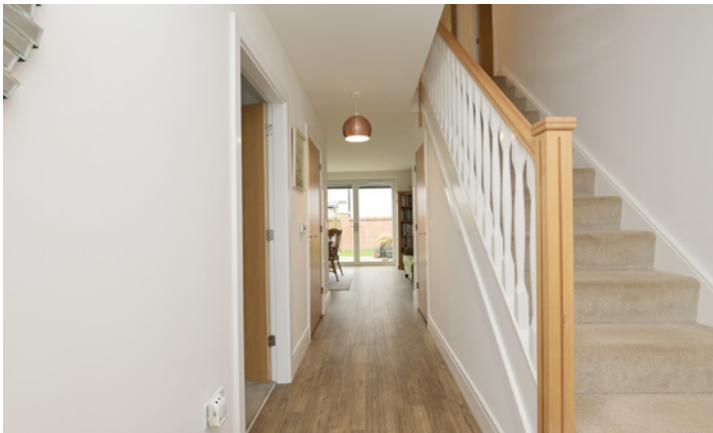
McEwan Fraser is delighted to present this stunning four-bedroom family detached house to the market. The property is located in a brand new development by Avant Homes who are renowned for the originality of their designs and superb contemporary interiors. The property has been finished to an exacting standard and is offered to the market in immaculate condition. As a new build, the property is energy-efficient and cost-effective to run and it will also enjoy the remainder of its NHBC warranty for extra piece of mind.

The ground floor accommodation comprises a welcoming reception hallway with a staircase leading to the upper floor level, a cloakroom with a two-piece suite, a living room to the front, and a spacious open-plan kitchen/dining/family room to the rear. The living room is bright, neutrally decorated, and has ample space for a variety of different furniture arrangements. This natural flexibility will give a new owner plenty of flexibility to create their ideal entertaining space. Avant Homes are known for their eye-catching kitchens which include integrated appliances. The kitchen also features bi-fold doors leading to the rear gardens and is sure to become the heart of the home.









Climbing the stairs leads to a large landing with space to create a study area. The landing gives access to all four bedrooms, the family bathroom, and a large loft space for additional storage. Bedroom one has large integrated wardrobes and plenty of space for a full suite of bedroom furniture. This bedroom also has access to a stylish en-suite shower room. The second, third, and fourth bedrooms are all practical doubles and bedroom two also includes an integrated wardrobe.

The internal accommodation is completed by the family bathroom which includes contemporary tiling and a three-piece white suite with a mains shower over the bath.



Bedroom 1







Bedroom 2





Bedroom 3

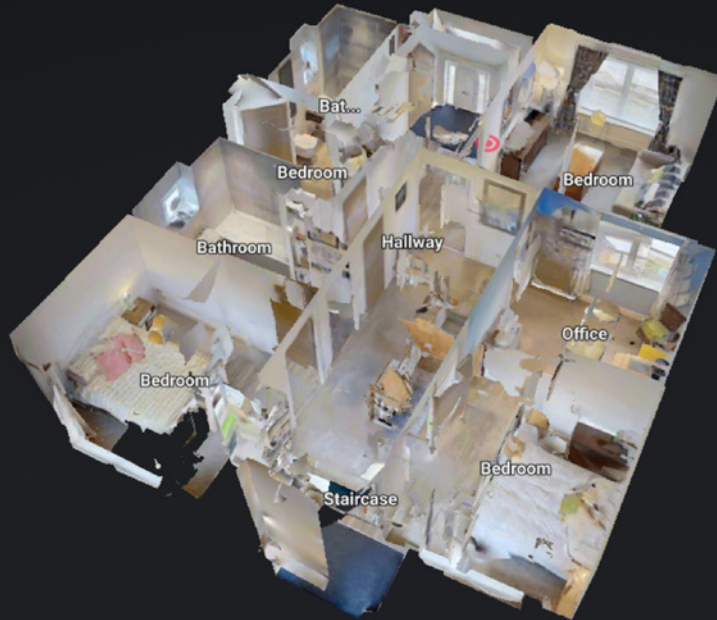




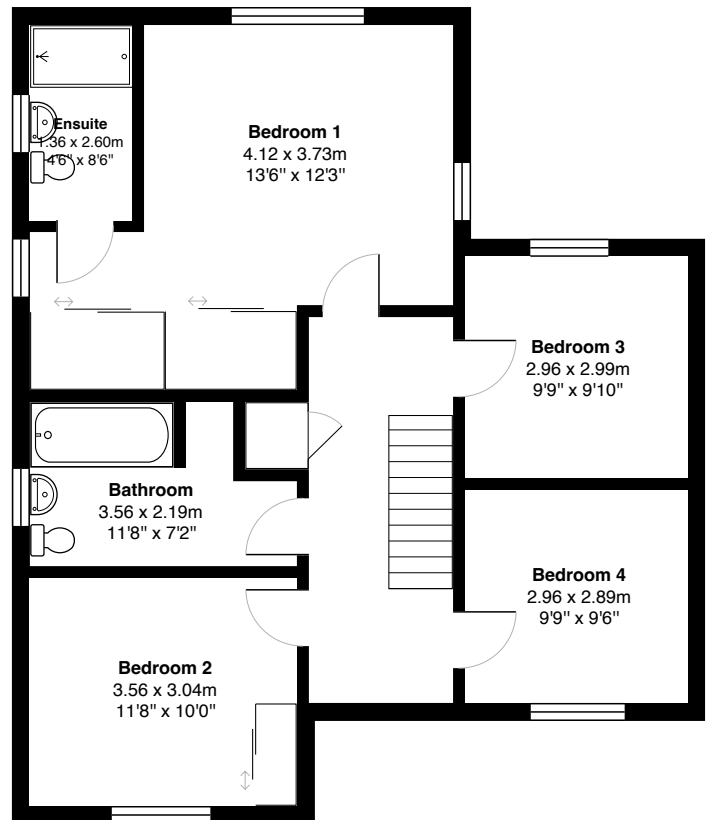
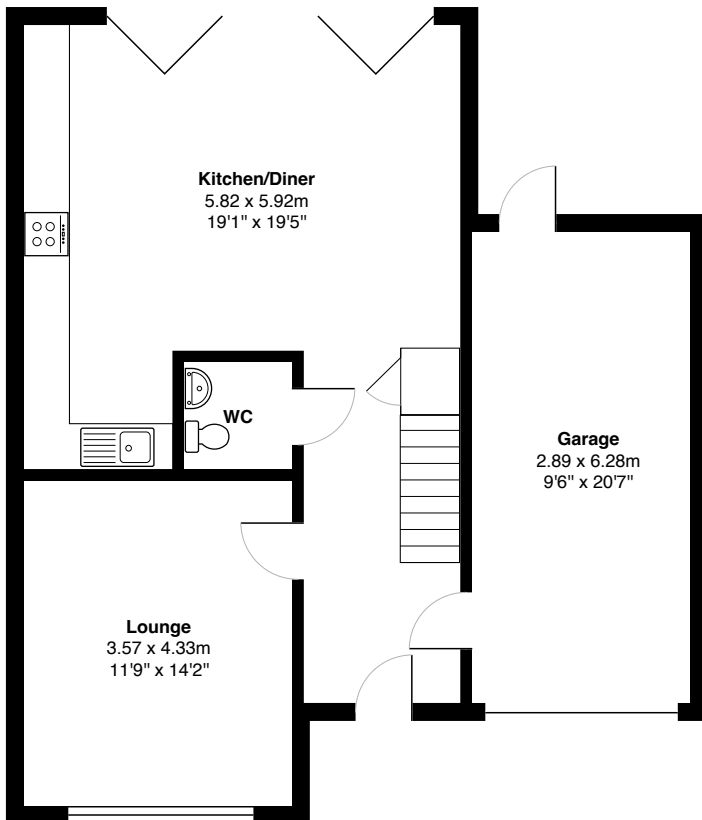
Bedroom 4







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Gross internal floor area (m²): 129m²

EPC Rating: B

Floor Plan



Further features of this wonderful home include gas central heating, double glazing, a mono-bloc driveway, an integral garage and a large enclosed rear garden that boasts a mature lawn and a deck for entertaining.

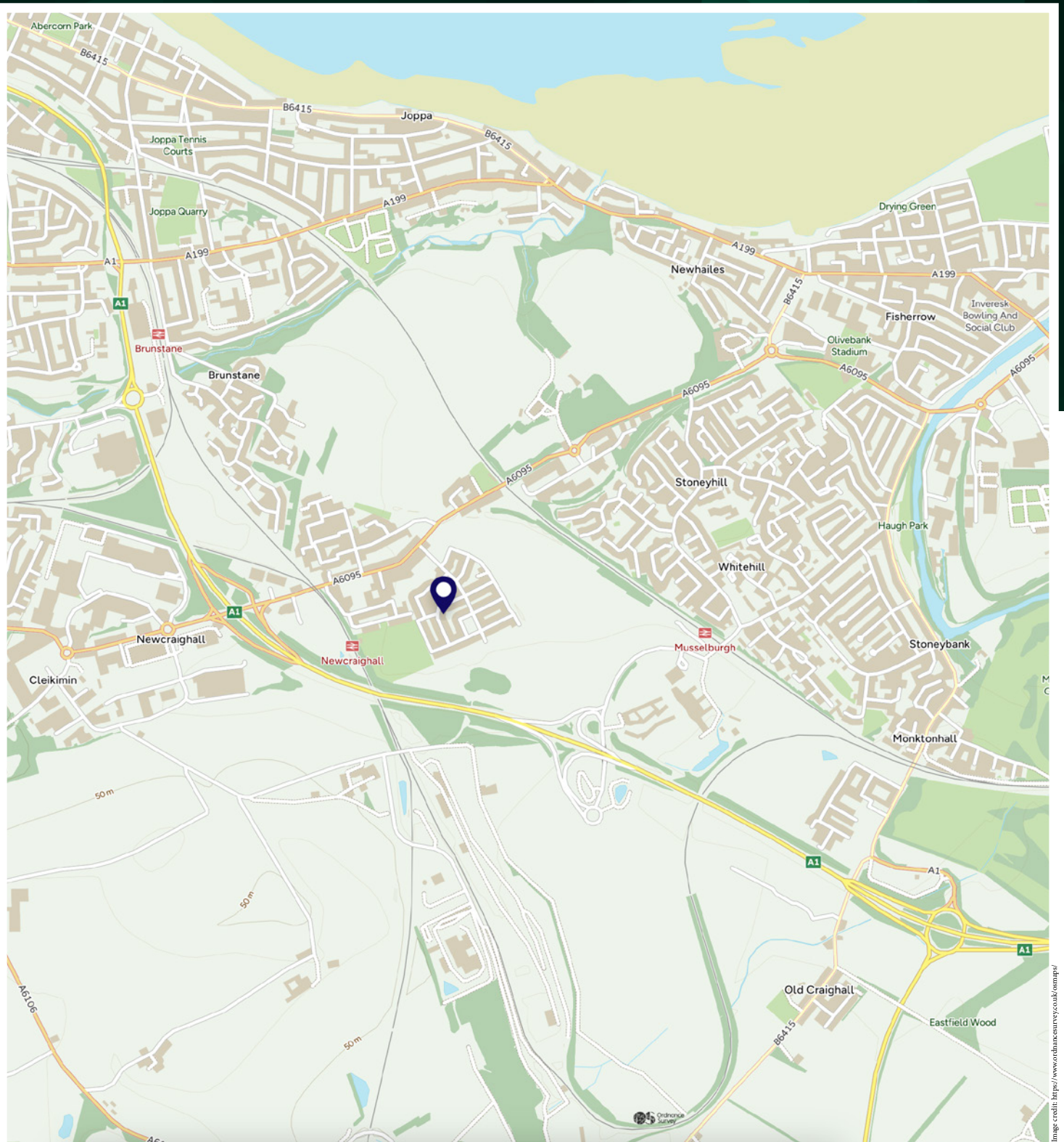




Newcraighall is a suburb located to the East of Edinburgh and sits adjacent to Musselburgh. There is a local train station and excellent road and bus links. Fort Kinnaird which enjoys a wide range of large high street brands, restaurants and cinema is handily located.

Highly regarded nurseries, primary and secondary schools are close by as well as Queen Margaret University making Newcraighall an enviable and highly sought after location. Newcraighall public park, the local pub and Bannatyne's Health Club, Swimming Pool and Spa are all within walking distance.

Nearby you will find the popular and historic coastal town of Musselburgh. Situated on the shores of the Firth of Forth and surrounded by picturesque countryside and sprawling green spaces. There are delightful walks along the river, promenade and nearby beaches. Musselburgh has a vast array of local shops, artisan cafes and restaurants on its doorstep with a wide range of supermarkets within easy reach.



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