

CRAIGMILLAR, EDINBURGH, EH16 4UB



A SUPERB FOUR-BEDROOM DETACHED
NEW-BUILD WITH FLEXIBLE LIVING



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McEwan Fraser is delighted to present this superb four-bedroom detached home, offered to the market in excellent condition. Built in 2024, the property benefits from the remainder of its NHBC structural warranty, providing valuable peace of mind for the next owner.

The accommodation is both spacious and flexible, comprising four generous bedrooms, a family bathroom, an en-suite shower room to the principal bedroom, a contemporary kitchen, and two well-proportioned public rooms.

At the heart of the home is a bright and inviting living room, finished in neutral tones and flooded with natural light. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and offering ample space for a large seating arrangement.

The Property



The modern kitchen is fitted with a wide range of base and wall-mounted units, delivering excellent storage and preparation space.

Integrated appliances include a five-ring gas hob, electric oven and grill, fridge freezer, dishwasher, and washing machine, making the space both practical and sleek.





A second public room to the front of the property provides excellent versatility, ideal as a formal dining room or a stylish home office. The ground floor also features a welcoming entrance hallway and a convenient WC.







On the first floor, a central landing provides access to all four bedrooms, the family bathroom, and a large loft space offering additional storage. The principal bedroom is particularly spacious, complete with integrated wardrobes and a well-appointed en-suite shower room.

Bedrooms two, three, and four are all comfortable double rooms, with bedroom two also benefiting from integrated wardrobes. The family bathroom features partial tiling and a modern three-piece white suite with a mains shower over the bath.

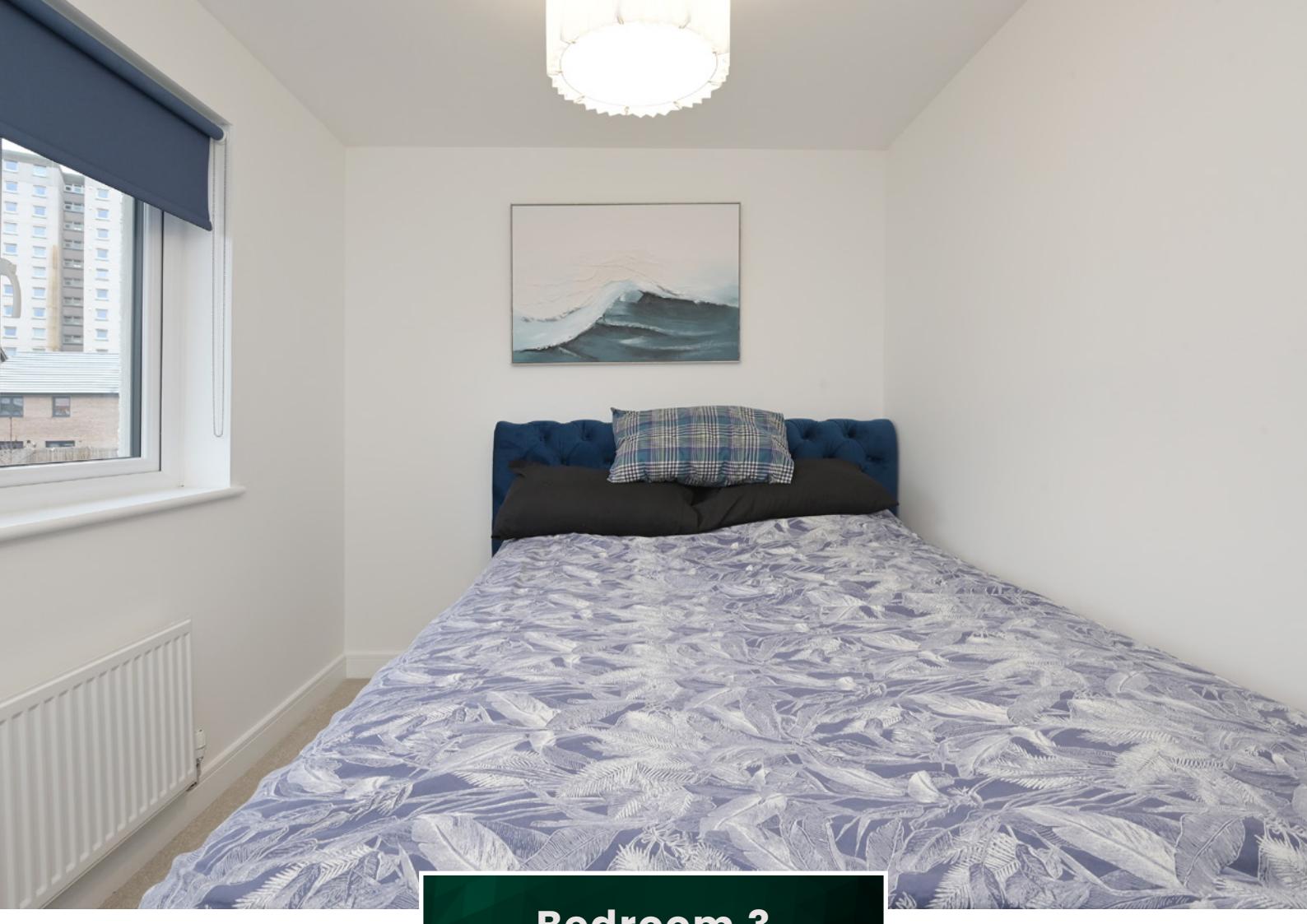
The Property





Bedroom 2





Bedroom 3

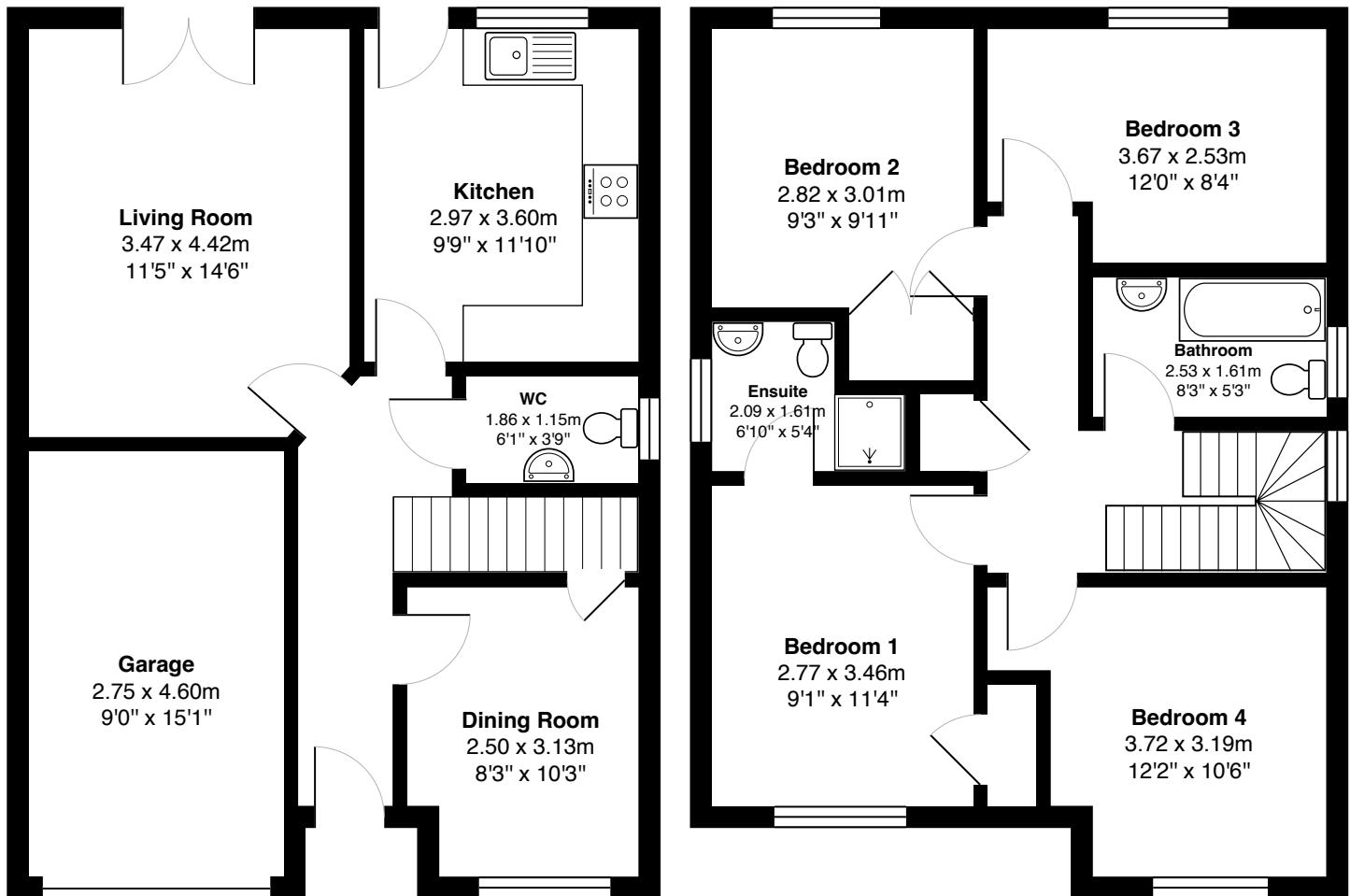




Bedroom 4







Gross internal floor area (m²): 103m²

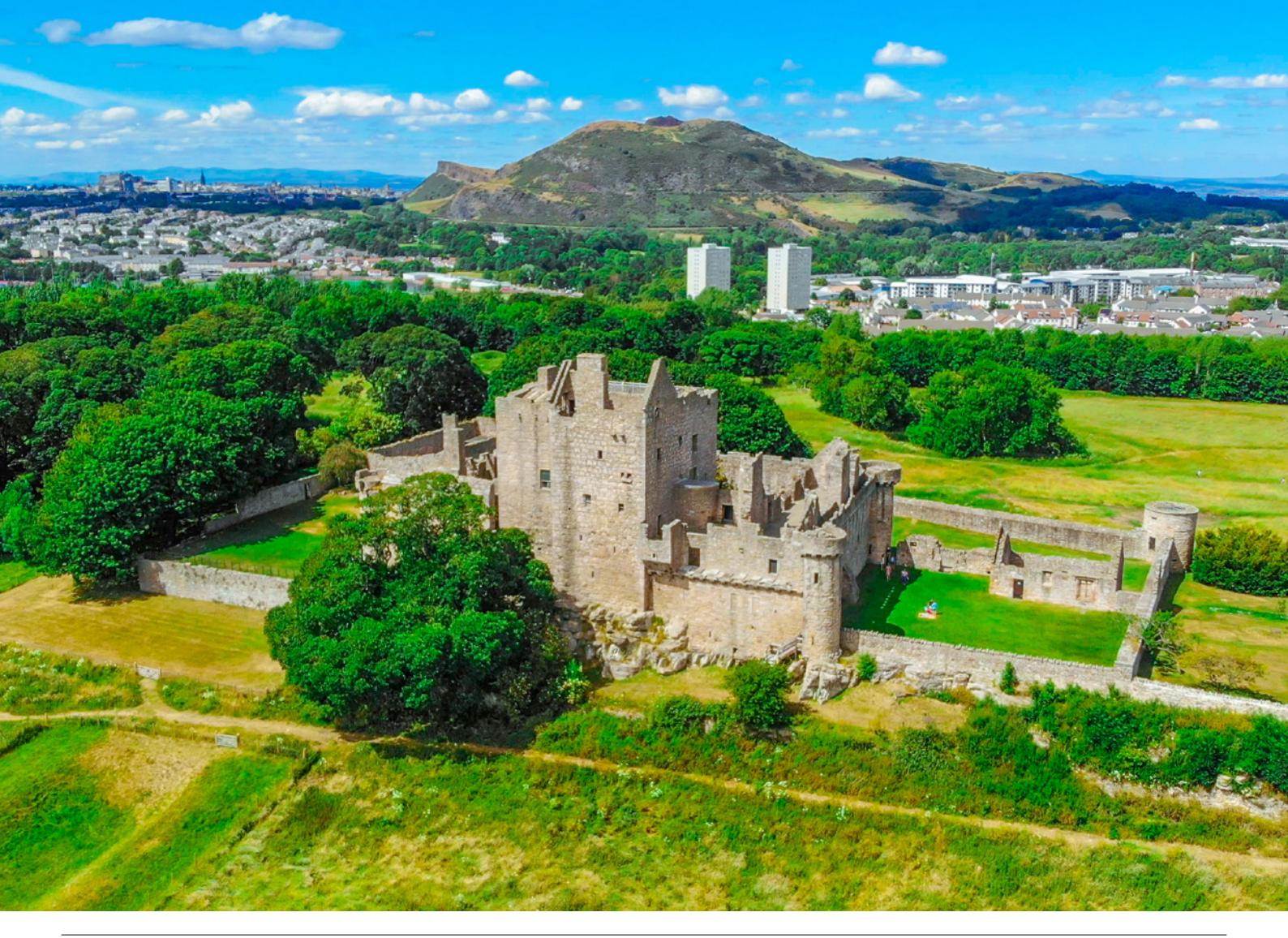
EPC Rating: B

Floor Plan

Externally, the property enjoys a two-car driveway leading to an integral garage, a neat front lawn in keeping with neighbouring homes, and a fully enclosed rear garden, also laid to lawn and ideal for families or outdoor entertaining.

Further benefits include gas central heating, double glazing, and solar panels, ensuring excellent comfort and energy efficiency throughout the year.





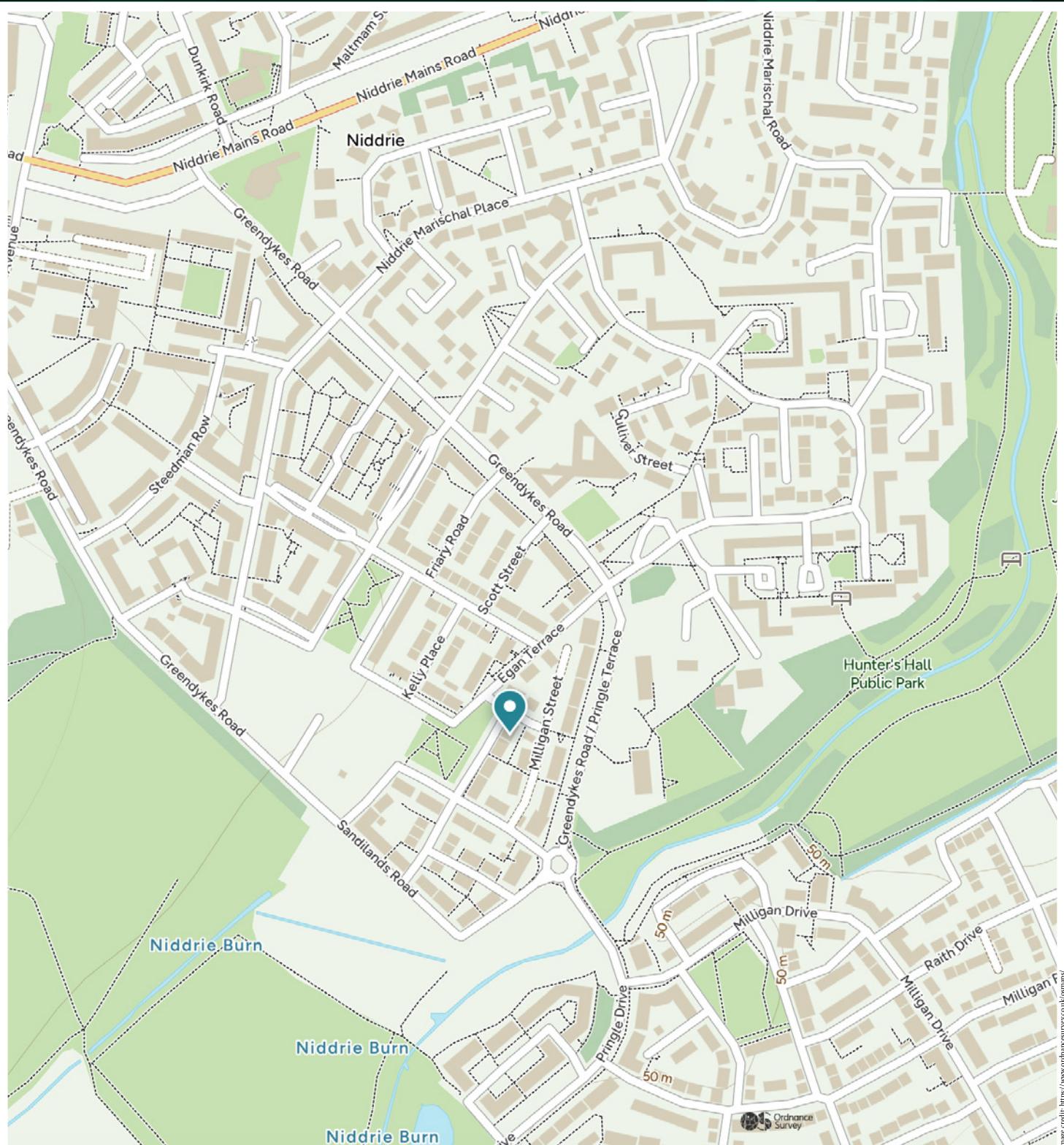
Milligan Gait is located in the established Craigmillar area of south-east Edinburgh. The setting offers strong convenience, with everyday shops and services on Niddrie Mains Road, and more extensive retail at nearby Cameron Toll, Fort Kinnaird, and Straiton.

Public transport links are excellent, with regular bus services to Edinburgh City Centre, Waverley Station, and surrounding districts. For motorists, there is straightforward access to the Edinburgh City Bypass (A720), connecting to the A1 and the wider road network, with Edinburgh Airport within a reasonable drive.

Recreational opportunities are plentiful, with nearby green spaces including Craigmillar Castle parkland, local cycle paths, and woodland walks. Key attractions like Holyrood Park, Arthur's Seat, and Portobello Beach are all easily accessible.

Overall, Milligan Gait provides a balanced setting combining local convenience, strong transport links, and access to green space, making it an attractive location for comfortable city living.

The Location



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Part
Exchange
Available



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