



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3 Longwall Crescent

Edinburgh, EH21 8SZ

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Forming part of an attractive, contemporary development in Newcraighall, this four-bedroom, two-bathroom (plus a separate WC) detached house is immaculately presented with stylish, modern interiors and tasteful décor. Sure to appeal to growing families, the home lies enviably close to the amenities Newcraighall and the surrounding area has to offer, such as shops (Fort Kinnaird Retail Park is just a short walk away), a primary school, excellent road and rail links, and a wealth of open space, including play parks and nearby Newhailes Estate.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Property Summary

- Generous detached house in Newcraighall
- Presented in a true move-in condition
- Welcoming entrance hallway
- Living room with fabulous bi-folding doors onto garden
- Contemporary, well-appointed kitchen with breakfasting island and separate utility room (with WC)
- Four well-proportioned double bedrooms
- One en-suite shower room
- Stylish family bathroom with shower-over-bath
- Good-sized, east-facing, landscaped rear garden
- Integral single garage and private driveway
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - G







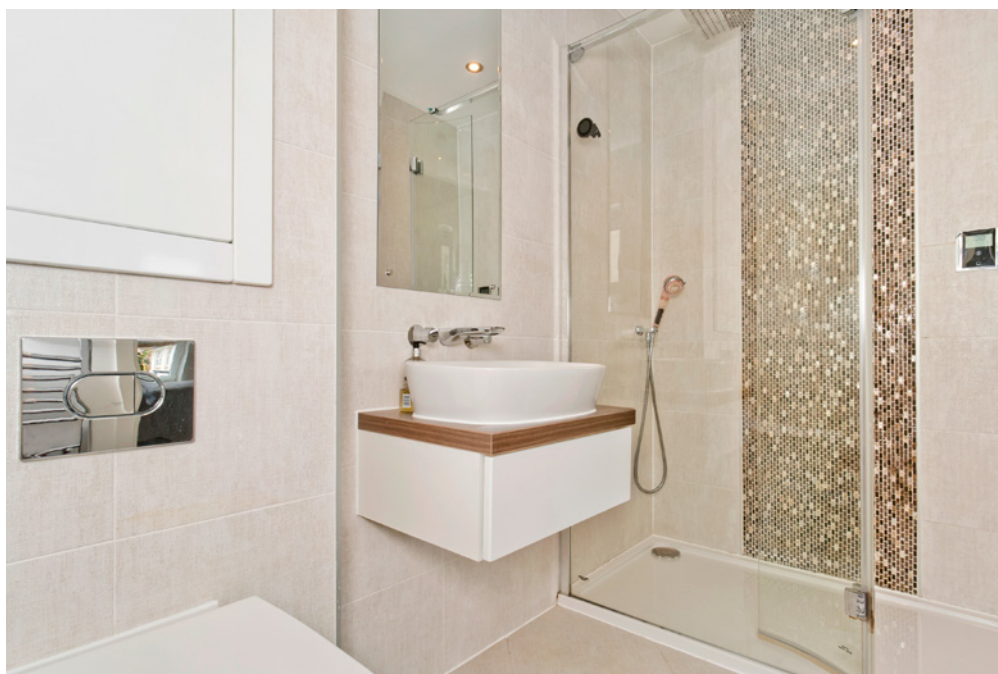
The property offers a fabulous open-plan breakfasting kitchen and living room with bi-folding doors, four double bedrooms and two bathrooms







The property is accompanied by a good-sized garden and excellent private parking comprising an integral single garage and a driveway





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dream property!



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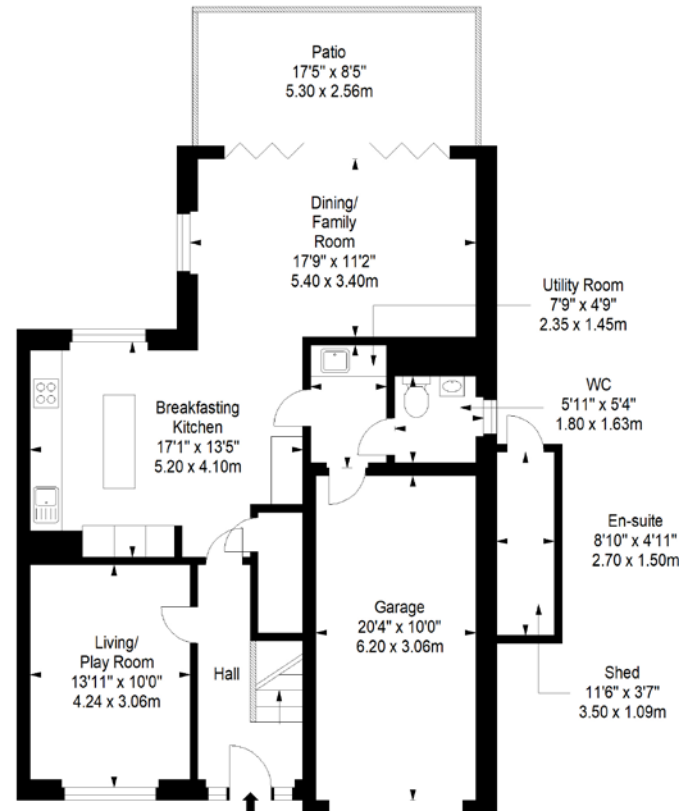
Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

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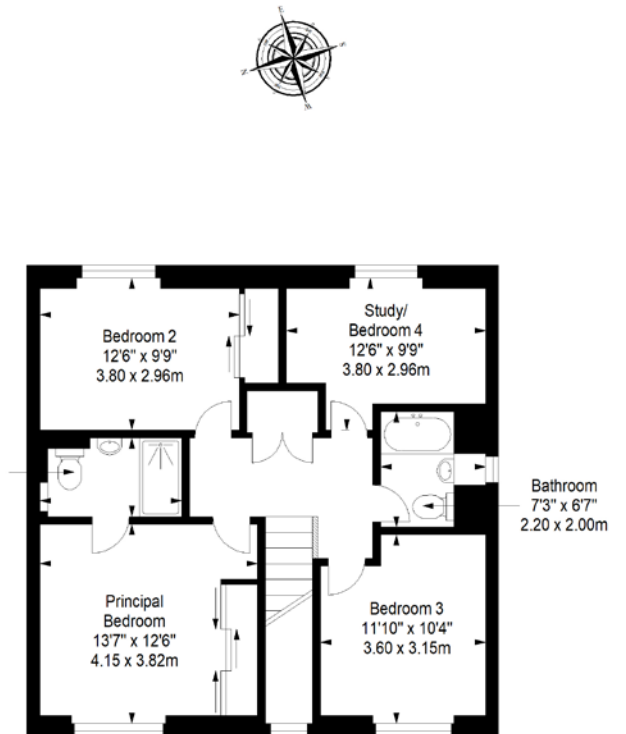
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 91.3 sq. metres (982.8 sq. feet)



First Floor
Approx. 70.5 sq. metres (758.9 sq. feet)



Total area: approx. 161.8 sq. metres (1741.7 sq. feet)