



18 Hopper Gardens  
NEWCRAIGHALL | EDINBURGH | EH21 8RJ

  
**warners**  
solicitors & estate agents



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Nestled in the heart of a modern, manicured estate in the heart of Newcraighall, moments from the train station, excellent amenities and vast open green spaces is this stylish detached home. Boasting a driveway, integral garage and fully enclosed rear garden with double glazing and gas central heating this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright South facing lounge, a contemporary dining kitchen with attractive units and garden access and downstairs is completed by a useful utility room and W/C. Following up a carpeted staircase the upper level enjoys a spacious master bedroom with built-in wardrobe and elegant en-suite shower room, three further well-proportioned bedrooms and the house is finished by an immaculate main bathroom with three piece suite. Externally the fully enclosed rear garden is laid to lawn with a decked area and paves section with pergola ideal for entertaining.

- Quiet, modern estate close to train station
- Detached home with driveway and integral garage
- Fully enclosed rear garden
- Welcoming hallway
- Bright lounge
- Luxury dining kitchen
- Four well-proportioned bedrooms
- Two bathrooms, a utility room and a W/C

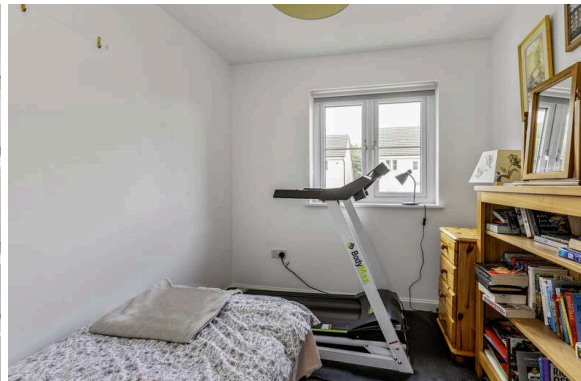
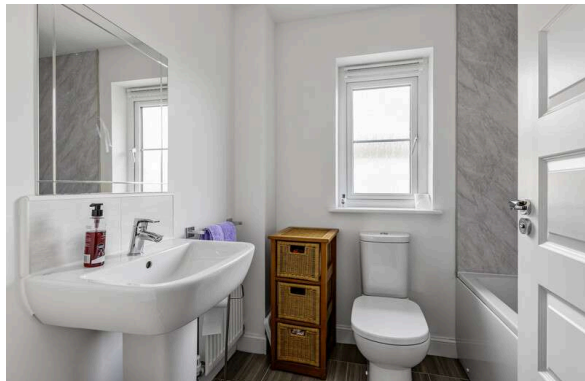
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

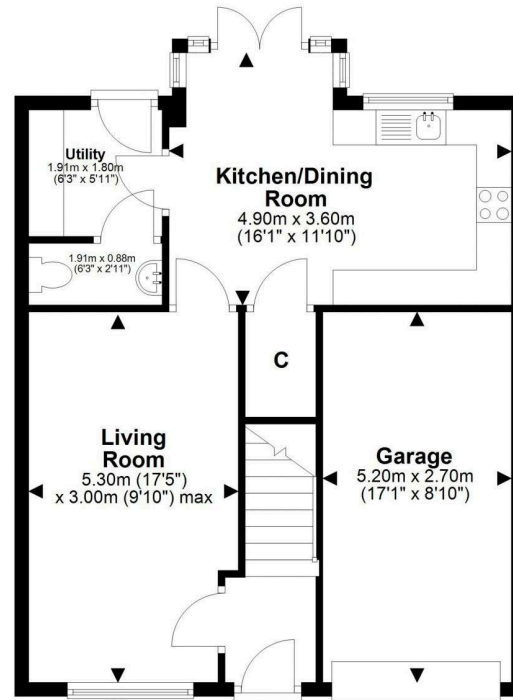
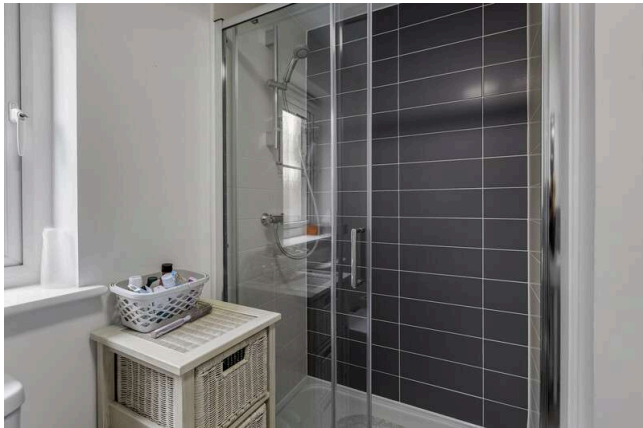


Newcraighall is a highly sought-after suburb located to the south-east of the city close to Musselburgh. There is a good range of shopping outlets with further amenities available at the nearby Fort Kinnaird leisure complex, Musselburgh town centre and Asda Hypermarket. The area is close to pleasant open countryside, with excellent beaches nearby across East Lothian. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. The railway station is just a 5 minute walk away, providing regular services to the centre of Edinburgh.

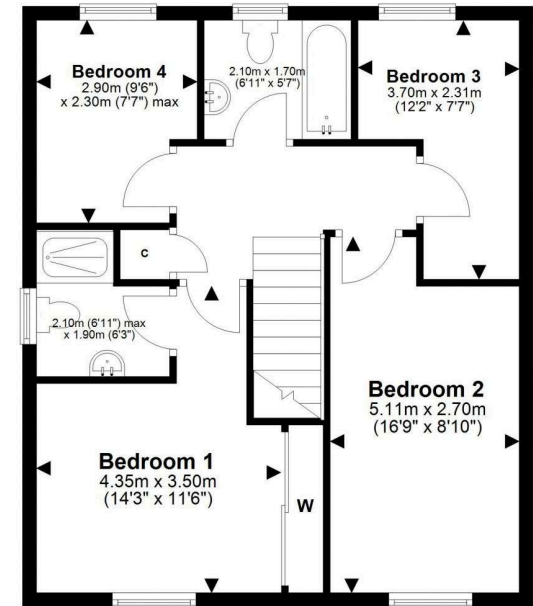
EPC B, Council tax F. Factor fee approx £30 Per month by James Gibb factors and this covers gardening- grounds maintenance, inspection service- play park and zurich insurance- public liability.

Extras included in this sale are blinds and curtains. Some furniture may be available with separate negotiation.





**Ground Floor**



**First Floor**



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.