



4 Scanlan Street
NEWCRAIGHALL | EH21 8ST


warner's
solicitors & estate agents





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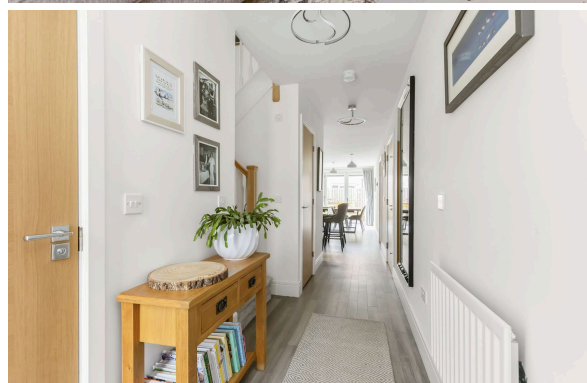
Warners are delighted to present to market this exceptional four-bedroom detached family home, located in a highly sought-after modern development and presented in true walk-in condition. Boasting high-specification finishes throughout, this superb property offers a versatile and spacious layout ideal for modern family living, complemented by a private garden, driveway, and a pertained garage. The accommodation begins with a welcoming entrance hallway featuring a useful storage cupboard and a generous downstairs WC.

To the rear lies the heart of the home-a stunning open-plan kitchen, dining, and living area, perfect for everyday family life and entertaining. The newly fitted kitchen is equipped with sleek wall and base units, a gas hob, double electric ovens, integrated appliances, and a stylish central island ideal for meal preparation and casual dining. Bi-fold doors open onto the beautifully landscaped rear garden, creating a seamless flow between indoor and outdoor spaces. The rear garden has been thoughtfully designed to provide an exceptional outdoor retreat, featuring separate patio and decking areas-ideal for al fresco dining, summer barbecues, and relaxing with family and friends. A separate spacious lounge provides the perfect retreat for evening relaxation, offering a quiet and comfortable setting.

Upstairs, the property features three generously sized double bedrooms and a fourth single bedroom, currently used as a home office. The principal bedroom includes built-in wardrobes and a luxurious en-suite shower room with a walk-in mains shower and rainfall shower head. A contemporary family bathroom, also fitted with a three-piece suite and rainfall shower over the bath, serves the remaining bedrooms. Further benefits include gas central heating, double glazing, excellent storage, and energy efficiency throughout. To the front, there is a private mono-bloc driveway providing off-street parking for at least two vehicles, as well as a built-in garage, which has been partially partitioned and is currently being used as storage.

This outstanding home combines immaculate interiors with superb outdoor space and a flexible layout, making it the perfect choice for a growing family. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







Key Features & Accommodation:

- Beautifully presented four-bedroom detached family home
- Located in a sought-after modern development
- Presented in walk-in condition with high-specification finishes throughout
- Welcoming entrance hallway with useful storage cupboard
- Generous downstairs WC
- Stunning open-plan kitchen/dining/living space ideal for entertaining
- Newly fitted kitchen with gas hob, double electric ovens, integrated appliances & central island with breakfast bar
- Bi-fold doors opening to landscaped rear garden
- Spacious separate lounge for evening relaxation
- Three double bedrooms and one single bedroom
- Principal bedroom with built-in wardrobes and luxury en-suite shower room

- Contemporary family bathroom with rainfall shower over bath
- Gas central heating and double glazing throughout
- Partially partitioned integral garage used as a storage room.
- Private mono-bloc driveway providing off-street parking for at least two vehicles
- Landscaped rear garden with separate patio and decking areas, perfect for outdoor entertaining
- Ideal family home - early viewing highly recommended

All integrated kitchen appliances will be included in the sale of the property along with all blinds. EPC: C CT: F Factoring: Approx. £12 P/M to Newton Property Management.



Newcraighall is a former mining village located to the south-east of Edinburgh, close to Musselburgh and pleasant open countryside. Excellent beaches on the East Lothian coastline are only a short journey away. There is a good range of shopping outlets and amenities available at the nearby Fort Kinnaird complex, which is within easy reach, as is the Asda Supermarket at The Jewel. Nearby Portobello and Musselburgh offer further facilities. 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 A1 and city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Newcraighall has its own railway station with links to Edinburgh and the Borders. The property is conveniently placed for those connected to the Royal Infirmary and Queen Margaret University.

