



19 Andrew Balfour Grove,
NEWCRAIGHALL | EH21 8RD


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Set within a desirable modern development, this superb semi-detached villa offers stylish, contemporary living in a peaceful cul-de-sac setting.

Presented in pristine condition throughout, the home enjoys a prime position with a leafy outlook to the rear, offering both privacy and a tranquil ambience. The bright and welcoming living room is flooded with natural light from a large picture window and offers a comfortable space to relax. To the rear lies an impressive open-plan kitchen and dining area. French doors open directly to the garden, seamlessly connecting the indoor and outdoor spaces. A separate utility room and a convenient downstairs WC provide additional functionality on the ground floor. Upstairs, the accommodation comprises three well-proportioned bedrooms, including a generous principal bedroom complete with a stylish en-suite shower room. A modern family bathroom, fitted with a crisp white three piece suite, serves the remaining bedrooms.

Externally, the fully enclosed rear garden is a standout feature, having been beautifully landscaped to offer distinct areas for relaxation and entertaining. A good-sized patio provides the perfect spot for outdoor dining, while a separate decking area with a pergola creates a charming and sheltered retreat.

Key Features:

- Stylish semi-detached villa in a quiet cul-de-sac
- Bright lounge with large picture window and storage cupboard
- Modern kitchen/dining room with French doors to the rear garden
- Handy utility room and downstairs WC
- Principal bedroom with en-suite shower room
- Two further bedrooms and a family bathroom
- Gas central heating and double glazing
- Beautifully landscaped rear garden with patio, decking & pergola
- Driveway and private garage
- Close to local amenities and excellent transport links

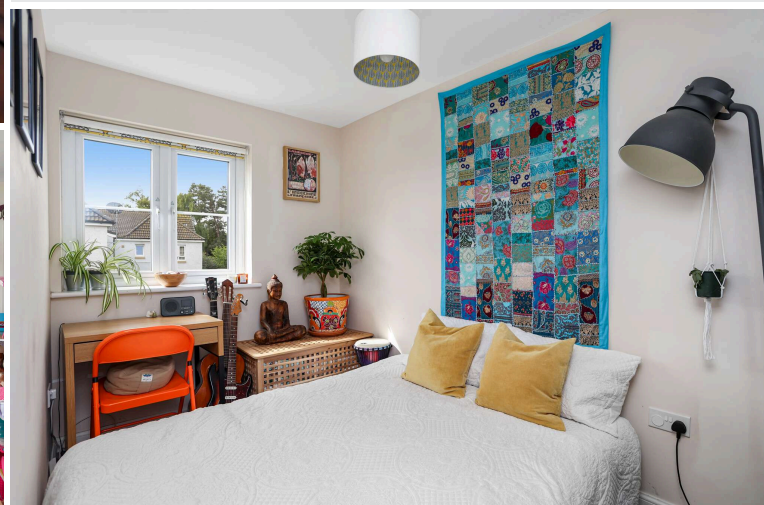
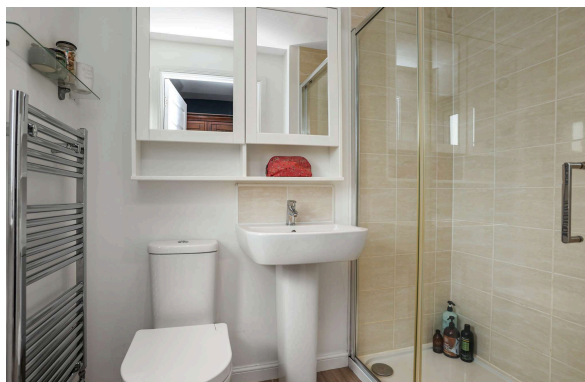
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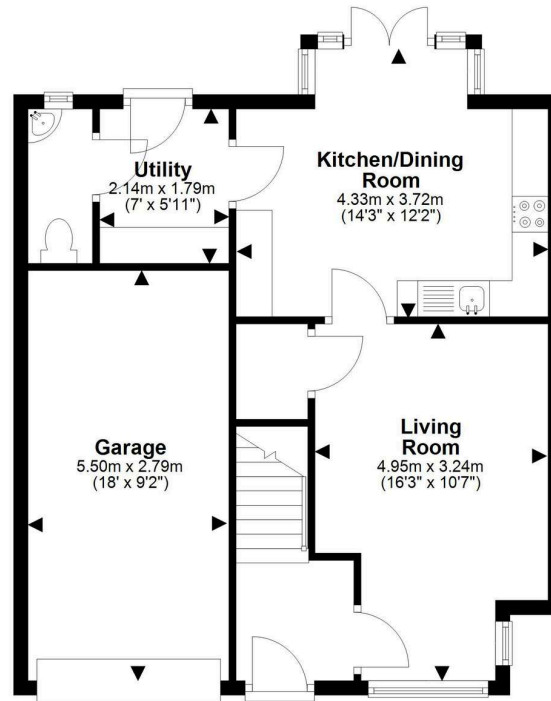


Newcraighall is a suburb located in the south-east of the city, situated close to Musselburgh. There is a good range of shopping outlets with further amenities available at the nearby Fort Kinnaird leisure complex, Musselburgh town centre and Asda Supermarket. The area is close to pleasant open countryside, with excellent beaches nearby at 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.

Energy rating B, Council tax band E. Factor is managed by James Gibb and costs around £14 per month, this covers maintenance and upkeep of all communal areas within the development

Extras included in this sale are dishwasher, fridge/freezer, and blinds.

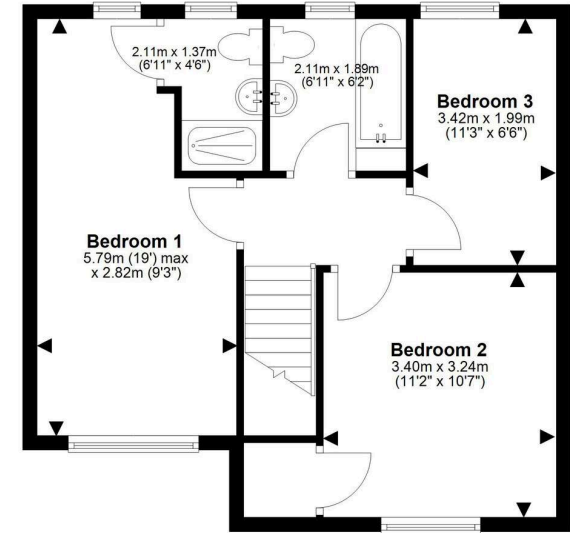




Ground Floor



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



First Floor