



111 Newcraighall Road
NEWCRAIGHALL | EH21 8QU


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Most appealing traditional detached bungalow boasting spacious and flexible living space much enhanced by stylish modern fittings, beautifully tended private gardens and a drive. This is a superb location, convenient for the excellent Fort Kinnaird amenities, the Railway Station and A1 access for travelling elsewhere.

It's anticipated potential purchasers will be keen on the generous size and flexibility of the well presented accommodation within this lovely home, which would be ideal for a family and of particular interest to anyone connected with the Royal Infirmary or Queen Margaret University, both being only a short journey away.

The property sits back from the street behind a particularly well stocked private front garden with lawn, which is flanked by a monobloc driveway accessed via double gates. Screened for privacy by fencing and hedging is the good sized mature rear garden, which is fully enclosed and safe for young children or pets. Here you'll find a relaxing place to sit out on the artificial lawn or monobloc patio and this area has lighting, a water tap, electrical power points and garden shed.

- Bay window living room with wooden flooring
- Bright dining room looking out to garden
- Stylish kitchen, refitted in 2024 with white Shaker units and feature lighting. **Includes integrated fitted dishwasher, washer/dryer, fridge freezer, oven and gas hob**
- Three double sized bedrooms
- Beautifully tiled 2023 shower-room with mixer shower/drench head
- Attic storage
- Monitored house alarm
- Gas central heating and Double glazing
- Private gardens front and rear
- High speed fibre optic broadband
- Great transport links and amenities close at hand

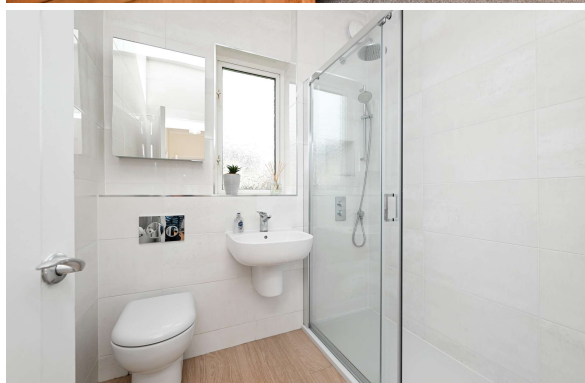
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

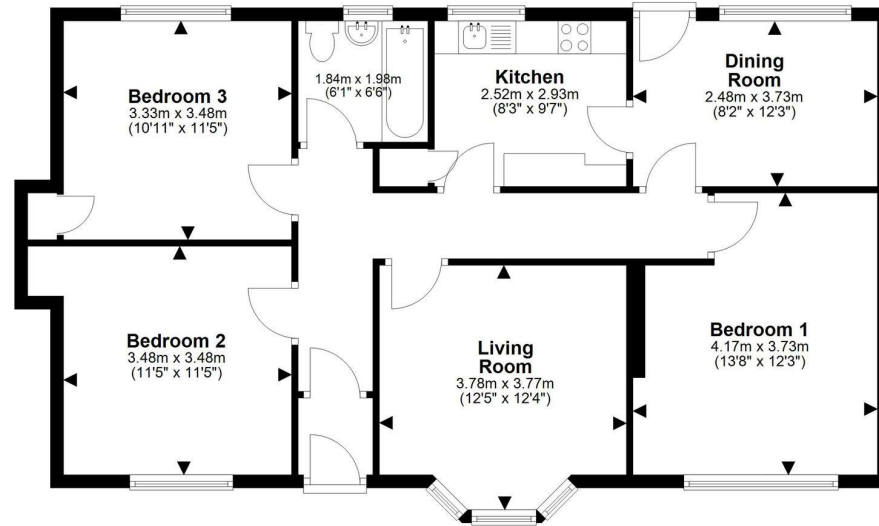


Extras include all curtains, blinds, light fittings, dishwasher, washer/dryer, fridge freezer, oven, gas hob and garden arbour.

There are no factoring charges associated with this property.
Energy rating D.

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.





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.

