



89 Bonnybridge Drive
NEWCRAIGHALL | EDINBURGH | EH15 3FJ


warners
solicitors & estate agents





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Warners are delighted to present to the market this beautifully presented three-bedroom semi-detached home, forming part of a highly sought-after modern development and offering the perfect blend of style, comfort, and practicality. Boasting a private driveway, a detached single garage, and a stunning landscaped rear garden, this property represents an exceptional opportunity for families and professionals alike.

The accommodation is offered in true move-in condition and comprises a welcoming entrance hallway leading to a bright and spacious dual-aspect lounge, filled with natural light and offering an inviting setting for everyday relaxation. A second reception room provides excellent versatility, ideal as a family room, formal dining area, or home office. The contemporary kitchen and dining room form the heart of the home, fitted with an excellent range of modern base and wall units, complementary work surfaces, and quality integrated appliances. Subtle low-level cabinet lighting adds to the ambience, while French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living and creating the perfect setting for entertaining. A practical utility room and a stylish ground floor WC complete the lower level. Upstairs, the principal bedroom offers a generous retreat with fitted wardrobe storage and a sleek en-suite shower room. Two further well-proportioned bedrooms provide ample space for family or guests, while the modern family bathroom features a contemporary three-piece suite with shower over bath and attractive tiled surrounds.

Externally, the property enjoys beautifully landscaped gardens to the front and rear. The rear garden is a true highlight, featuring a generous patio area for al fresco dining, a well-maintained lawn, and a large gazebo creating a perfect space for outdoor relaxation. A detached single garage can be accessed directly from the garden, adding excellent convenience and storage.

Further benefits include gas central heating and double glazing, ensuring year-round comfort and efficiency. Set within a modern and popular residential location, the home is ideally placed for local amenities, excellent schools, and transport links. Early viewing is highly recommended to appreciate the quality, space, and presentation of this outstanding home.

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





Accommodation comprises:

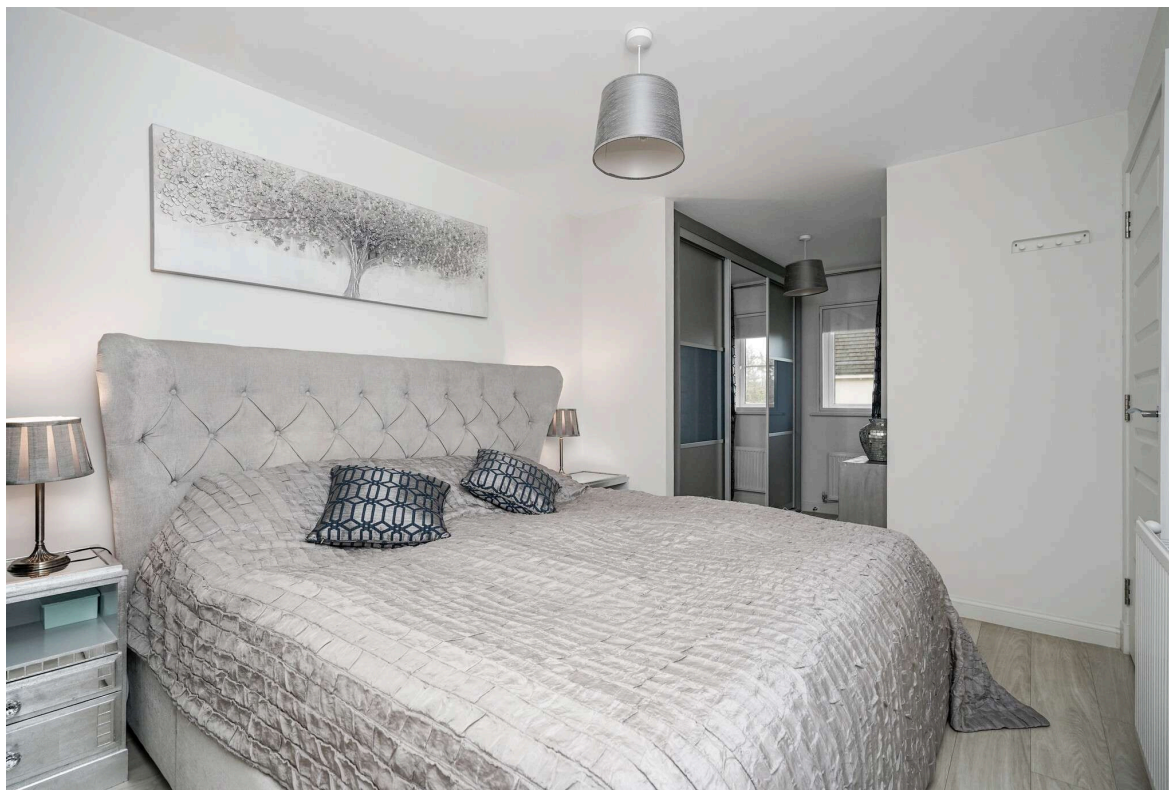
- Welcoming entrance hallway
- Bright and spacious dual-aspect lounge
- Versatile second reception room ideal as a family room, dining area or home office
- Contemporary kitchen/dining room, French doors leading directly to the rear garden
- Practical utility room and ground floor WC/cloakroom
- Principal bedroom with fitted wardrobes and sleek en-suite shower room
- Two further generously proportioned bedrooms (one with integrated storage)
- Modern family bathroom with three-piece suite, shower over

bath

- Beautifully landscaped rear garden with patio, lawn and large gazebo
- Detached single garage with access from the rear garden
- Private mono-block driveway and neatly maintained front garden
- Gas central heating and double glazing

All integrated kitchen appliances will be included in the sale of the property along with all blinds, net curtains, rails and both garden gazebos. Curtains, gazebo furniture and washing machine will not be included in the sale.

EPC: B CT: E Factoring: Approx. £100 P/Y to Ross & Liddell.



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.

