

campbell  
smith

21 Newcraighall Road,  
Edinburgh,  
EH15 3HH



- Detached cottage offering great potential
- Versatile accommodation
- Generous garden
- Rear facing sitting/dining room
- Kitchen
- 3 double bedrooms
- Shower room
- GCH/DG
- Cellarage
- Long drive leading to timber garage

Fixed Price : £310,000













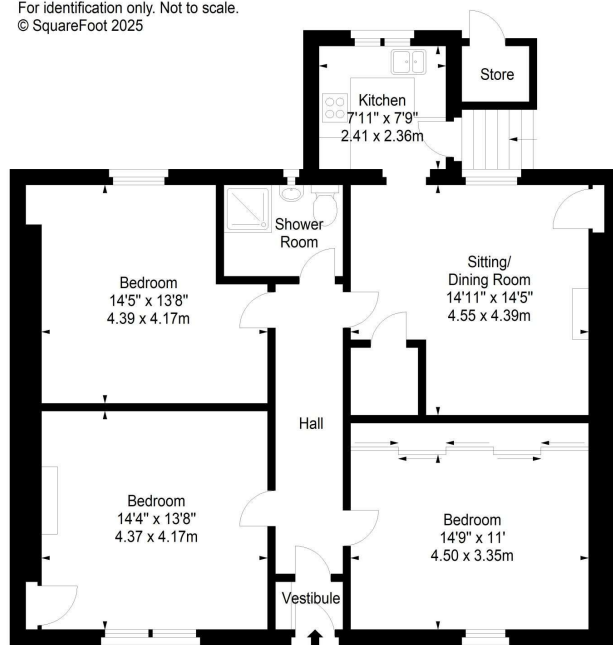
Newcraighall Road,  
Edinburgh,  
Midlothian, EH15 3HH



Approx. Gross Internal Area  
1045 Sq Ft - 97.08 Sq M

Store  
Approx. Gross Internal Area  
15 Sq Ft - 1.39 Sq M

For identification only. Not to scale.  
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Ground Floor



#### Extras

The sofas and the garden shed are included. No warranty is given regarding the services, systems or any appliances



#### Buses

Newcraighall Road - 18, 30, 46, 48, N30



#### Shops

Scotmid on Duddingston Park South, Fort Kinnaird Retail Park, Asda at the Jewel



#### Schools

Niddrie Mill PS, St Francis' RC PS, Castlebrae HS, Holy Rood RC HS



#### Parking

Long driveway leading to timber garage



Council Tax Band - E



EPC - C



Factor

None



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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