

COULTERS[©]



17 SHAVELIN DRIVE

NEWCRAIGHALL, MUSSELBURGH, EH21 8SS

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

17 Shavelin Drive is an immensely engaging, stylish semi-detached house, superbly positioned with a private south facing garden and open outlook. This gorgeous modern home forms part of an established modern development in the popular residential area of Newcraighall to the East of the city centre.

Encompassing contemporary fixtures and fittings throughout, combined with thoughtful finishes and tasteful décor lovingly added by the current owners, this truly is a highly desirable home.

KEY FEATURES



Stylish semi-detached house, flooded with light and beautifully finished throughout.



Three delightful bedrooms (one with en-suite showerroom).



Fantastic south facing garden with unobscured outlook.



Private driveway and unrestricted on street parking.



Situated in the popular residential area of Newcraighall.



Excellent local amenities nearby, ten minutes walk from Fort Kinnaird.



EPC Rating - C



Council Tax Band - E





The front door opens onto the practical entrance vestibule and hall, which in turn leads to the beautifully presented, open plan sitting room / kitchen / dining room which is a wonderful space for the inhabitants to come together.

The sitting area is flooded with natural light provided by bifold patio doors onto the garden, perfect for relaxing at the end of the day. Sophisticated wood panelling completes the internal aesthetic, gently adding character and warmth. There is a generous dining area, whilst modern wall / base mounted kitchen cabinetry and bespoke worktops flank the wall, with integrated appliances that comprise: gas hob, electric oven, plate warmer, microwave oven/grill, dishwasher and fridge/freezer. A practical concealed utility cupboard, a separate WC and a stair to the upper floor are also available at ground level.





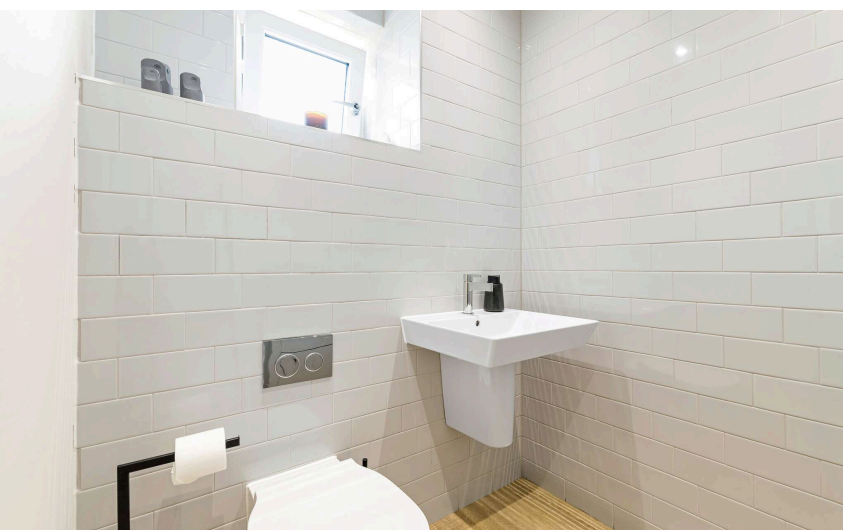
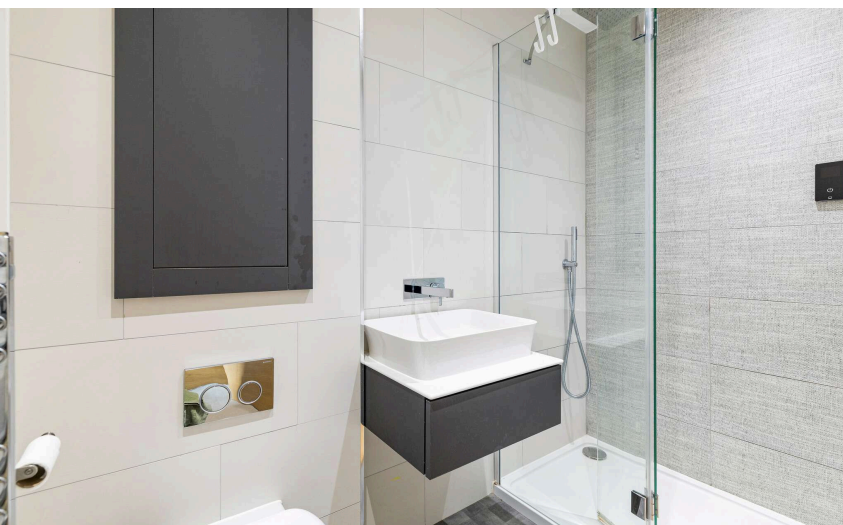
MORE INFORMATION

On the first floor, there are three well-presented bedrooms (two with fitted wardrobes). Bedroom one has a lovely view of the rear garden and an elegant en-suite shower room with a walk-in rainfall shower, WC and floating wash hand basin.

The family bathroom comprises: bath (with rainfall shower over, WC and floating wash hand basin). A storage cupboard is located on this floor and additional floored attic storage is available overhead, accessed by a Ramsay style ladder. Heating and hot water are provided by gas central heating and there is double glazing.



Externally, there is a neat front garden and monobloc driveway. The fantastic, generously sized rear garden is south facing, with an open outlook to the trees beyond. There is a patio area, perfect for alfresco dining in addition to a large lawn area and borders planted with an appealing mix of plants, bushes and shrubs.







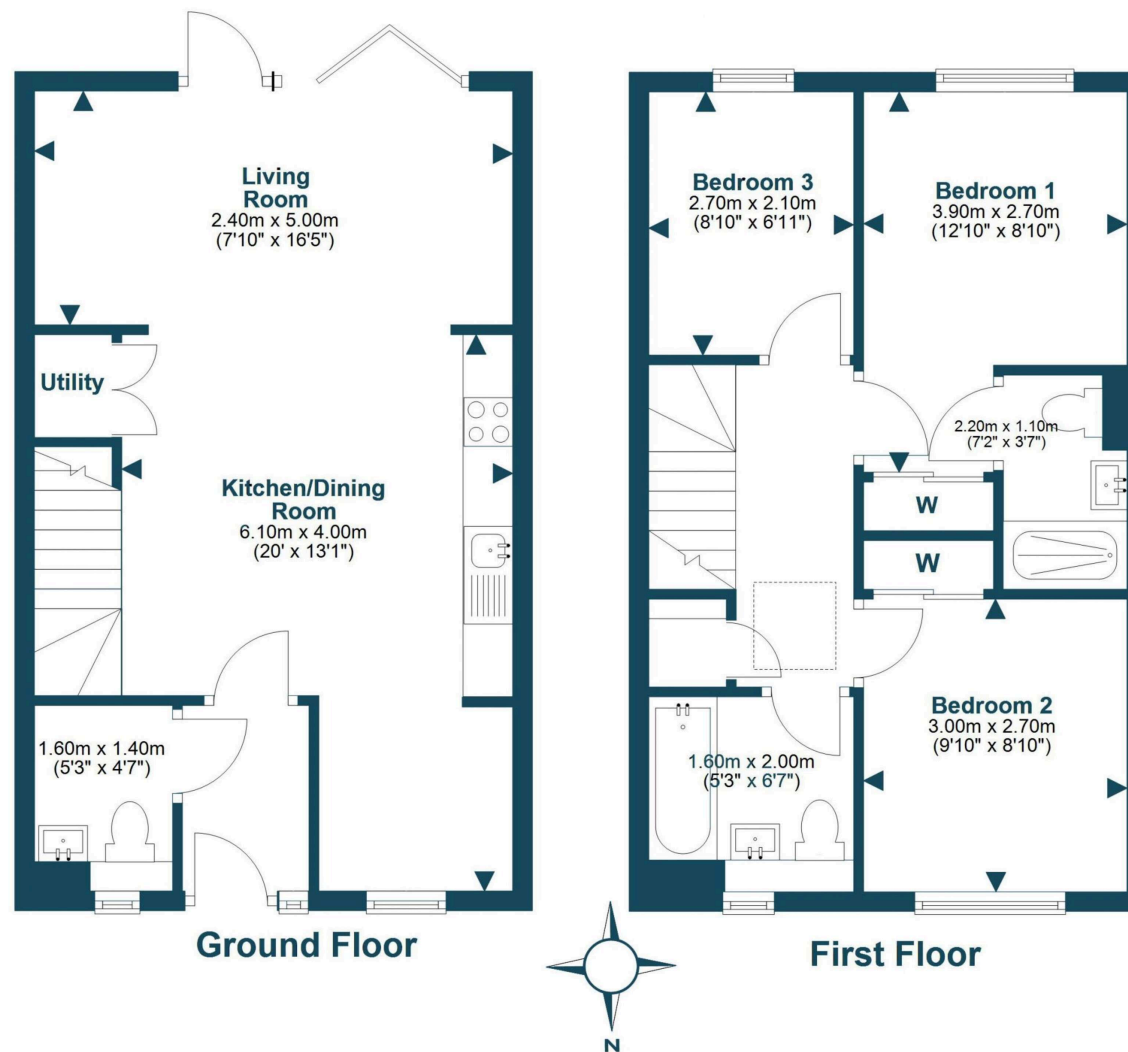
THE LOCAL AREA

Newcraighall is a popular residential area situated on the eastern side of Edinburgh, conveniently located next to the Portobello/Musselburgh bypass, providing quick access to the M8 and M9 motorways. The district is well-served by excellent schools, higher education institutions, and nearby hospitals. It benefits from efficient transport connections, with frequent bus services to Edinburgh city centre and surrounding areas.

Both Newcraighall Park and Ride and Newcraighall train station are within close proximity (roughly 10 minutes walk), in addition Musselburgh train station (linking to East Lothian and Dunbar, as well as the city centre) is just a 20 minute walk. The area boasts a wide array of local amenities and leisure options, including cinemas, a gym, a variety of restaurants and coffee shops, and major retail outlets at Fort Kinnaird Retail Park. For outdoor enthusiasts, Holyrood Park and the Portobello Esplanade offer walking, jogging, and cycling opportunities, with several golf courses also nearby.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



Total area: approx. 88.0 sq. metres (947.2 sq. feet)

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.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.