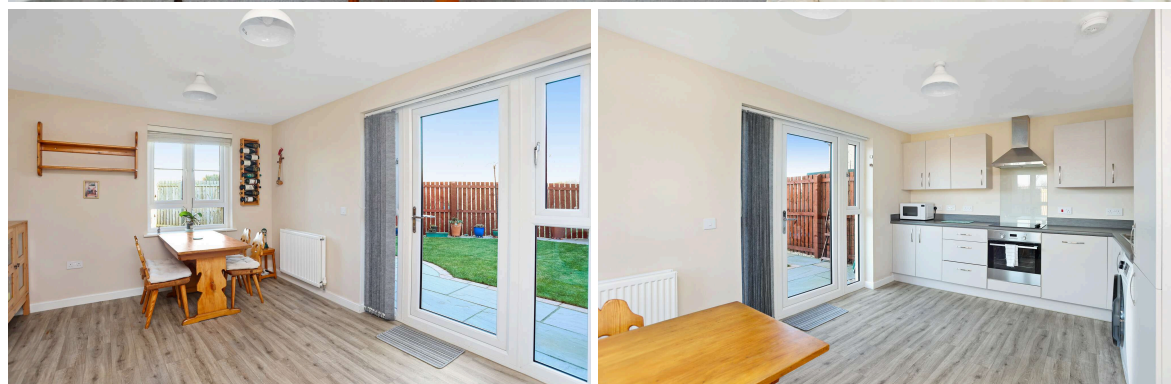




19 Hewing Place
NEWCRAIGHALL | EDINBURGH | EH21 8RN


warners
solicitors & estate agents



19 Hewing Place

NEWCRAIGHALL | EDINBURGH | EH21 8RN

Boasting a prime, tucked away cul-de-sac position bordering amenity ground is this superbly presented end terraced villa, offering ideal accommodation for a family looking for a comfortable home in ready to move into condition. The excellent Fort Kinnaird amenities and Newcraighall Railway Station are within walking distance of the property and a short drive takes you to the A1 and City Bypass link.

Viewing is highly recommended to appreciate all the great features within this most appealing home. Plenty of space for relaxation or entertaining is provided within a sunny living room and a dining area within the kitchen, which features a range of tasteful pale tone units and French doors allowing direct access into the garden. Upstairs you'll find three bedrooms, a lovely en-suite shower-room off the main bedroom, and a family bathroom fitted out nicely with a bath and shower cubicle. Lying to the rear of the house is a fully enclosed garden, safe for children or pets, including a lawn, patio and shed. Elevated sleeper planters have been placed in the private front garden. Plenty of on-street parking is available within the cul-de-sac.

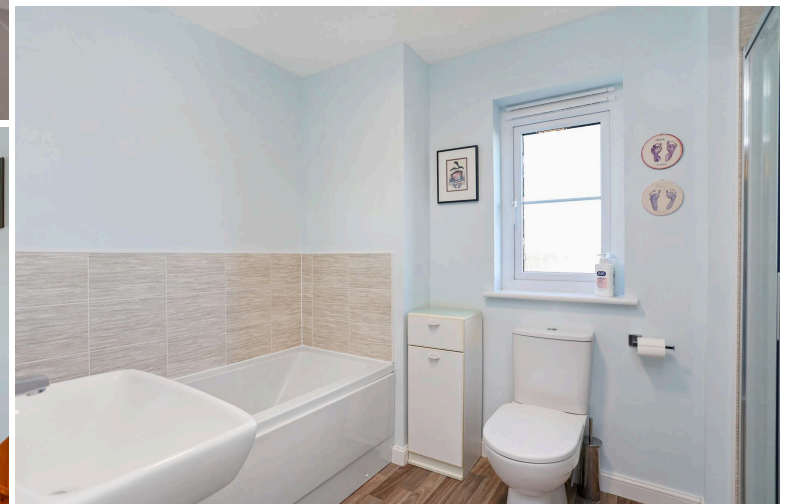
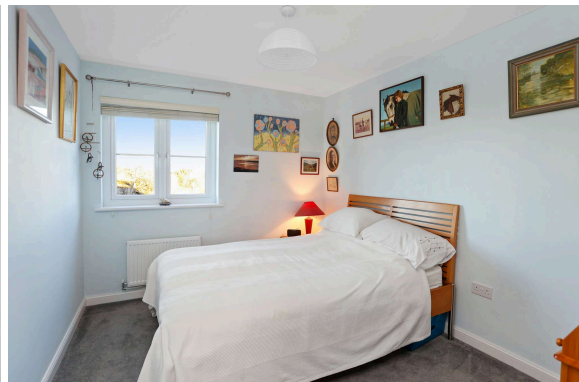
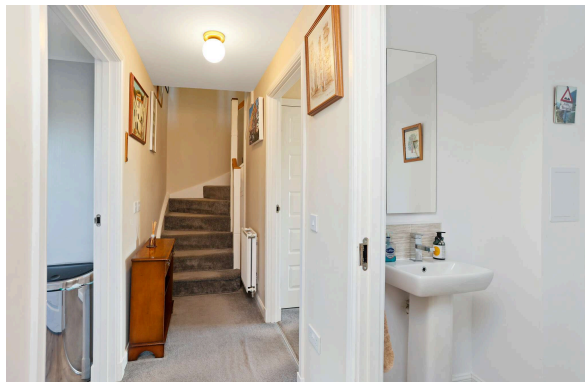
- Ideal family home
- Great location for Fort Kinnaird amenities and road/rail links
- Twin window living room
- Stylish fitted kitchen with integral appliances and French doors to garden
- Downstairs WC
- Principal bedroom featuring mirrored wardrobe and
- En-suite shower-room
- Two further bedrooms
- Family bath/shower-room
- Gas central heating and double glazing
- Fully enclosed child friendly rear garden
- On-street parking

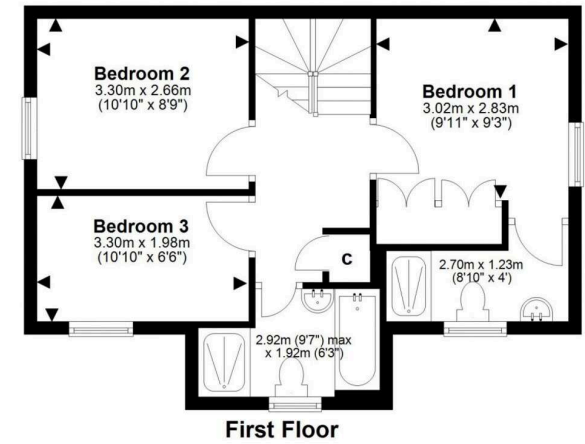
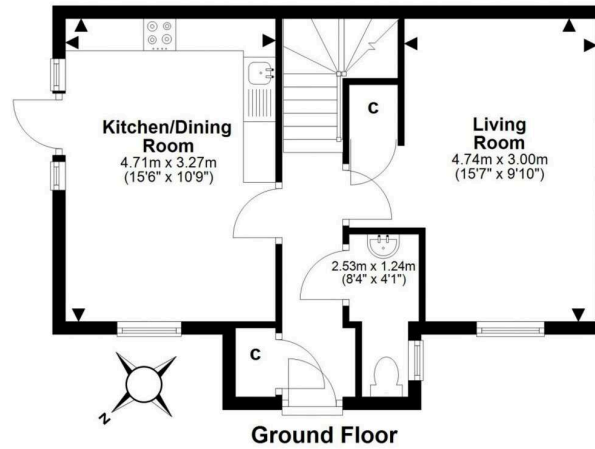
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Popular Newcraighall is 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.

Energy rating B, Council tax band E. Factor is managed by James Gibb and approximately has a £125 float and costs around £40 per quarter. Extras included in this sale will be fitted blinds, living room curtains, fridge/freezer, washing machine and dishwasher. Beds and other furniture can be included with separate negotiation.





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.