



Offers Over
£300,000

5 Ferguson Rigg

Newcraighall | Edinburgh | EH21 8RL

Gorgeous three-bedroom semi-detached villa occupying a generous plot within a sought-after modern development in Newcraighall. Close to excellent amenities and superb transport links, the property is ideally suited to young couples, growing families, and professionals seeking a stylish and well-proportioned home.

- 3 bedrooms
- 1 public room
- 1 bathroom
- Private garden
- Driveway
- EPC Band - B
- Council Tax Band - E



Description

A welcoming entrance hallway sets the tone, offering a handy under-stairs cupboard along with a separate utility cupboard providing additional practical storage. To the front, the bay windowed lounge is bright and airy, creating a lovely space to relax with excellent natural light. To the rear, the stylish kitchen/diner forms the heart of the home. Fitted with a range of integrated white goods and offering ample room for dining furniture, this superb space is perfect for everyday living and entertaining. French doors open directly onto the rear garden, allowing for an easy indoor-outdoor flow. A conveniently located ground floor WC, partially tiled and fitted with a two-piece suite, completes the lower level. Upstairs, the first-floor landing provides access to the attic. The principal bedroom is a large double to the front with twin windows, while bedroom two is a rear-facing double enjoying integrated wardrobes with sliding doors and pleasant views. Both rooms offer space for freestanding furniture and flexible layouts. Bedroom three is a comfortable single, ideal as a child's room or home office. The family bathroom is partially tiled and fitted with a shower over the bath.

Further benefits include gas central heating, and double glazing throughout.

Factor fees are payable of approximately £30 per quarter.



Gardens & Parking

Externally, the property boasts a generous rear garden with a slabbed patio area, a large lawn, and a side access gate. To the front, a double driveway provides off-street parking for two cars.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and fridge-freezer, freestanding washing machine, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Newcraighall is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots the Chemist, and Next as well as an Odeon cinema and a variety of restaurants. Portobello and Musselburgh are within proximity offering a further range of smaller retailers, restaurants and many pleasant walks along the promenades as well as Newhailes Park and National Trust House. Further leisure facilities are available including Portobello and Musselburgh Golf Courses, AirHop trampoline park, and Power League Football Centre. The property is within the catchment area of good schools at both primary and secondary level and the area is well served by bus services to and from Edinburgh's city centre. The city by-pass is close by and links you to the main motorway network. There is a park and ride facility a short drive away and the Rail Link Service from Newcraighall to Edinburgh Waverley takes approximately 11 minutes.



Approx. Gross Internal Floor Area 86 Sq M / 921 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

📞 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

