



8 Whitehill Street
Newcraighall
Edinburgh
EH21 8RA



10452

Home Zone





Charming “C” listed end terraced cottage located in the small village of Newcraighall close to excellent local amenities including the Fort Kinnaird retail park. The local area features seafront cafes, restaurants and sandy beaches. Attractive woodland walks can be found nearby at Newhailes House and Gardens.

Local primary schools are a short walk or drive away and Portobello High School can be accessed in around 15 minutes walk along safe paths. Queen Margaret University is also nearby.

Newcraighall railway station is just a 5 minute walk away and provides regular services to the City Centre with a journey time of approximately 10 minutes. In addition, the property is conveniently located for bus services to the city, access to the A1, and a safe traffic free cycle route along the innocent railway path to Holyrood Park and the City Centre.



Internally the property is in excellent decorative order throughout. The kitchen appliances are included in the sale together with all fitted blinds and light fittings. An attic with fitted loft-ladder provides useful additional storage space.

Private garden to rear.



PROPERTY DETAILS

- Entrance Hall.
- Dual aspect Living/Dining room with windows to front and rear. Feature fireplace with wood burning stove. Custom shelving. Space for dining table and chairs.
- Stylish and recently refitted Kitchen with matching wall and base units. Integrated hob and oven. Integrated dishwasher, washing machine and fridge/freezer. Ample work surfaces with sink and drainer. Custom shelving. Window to front.
- Inner hall with extensive built in cupboards. Attic access hatch. Door to garden.
- Double Bedroom with window to rear overlooking garden.
- Second Bedroom with window to rear overlooking garden.
- Contemporary Shower Room with white two-piece suite comprising wash hand basin with shelving below and WC. Shower compartment with mixer shower. Mirror. Frosted window to side.



Viewing by appointment on 0131 524 3800







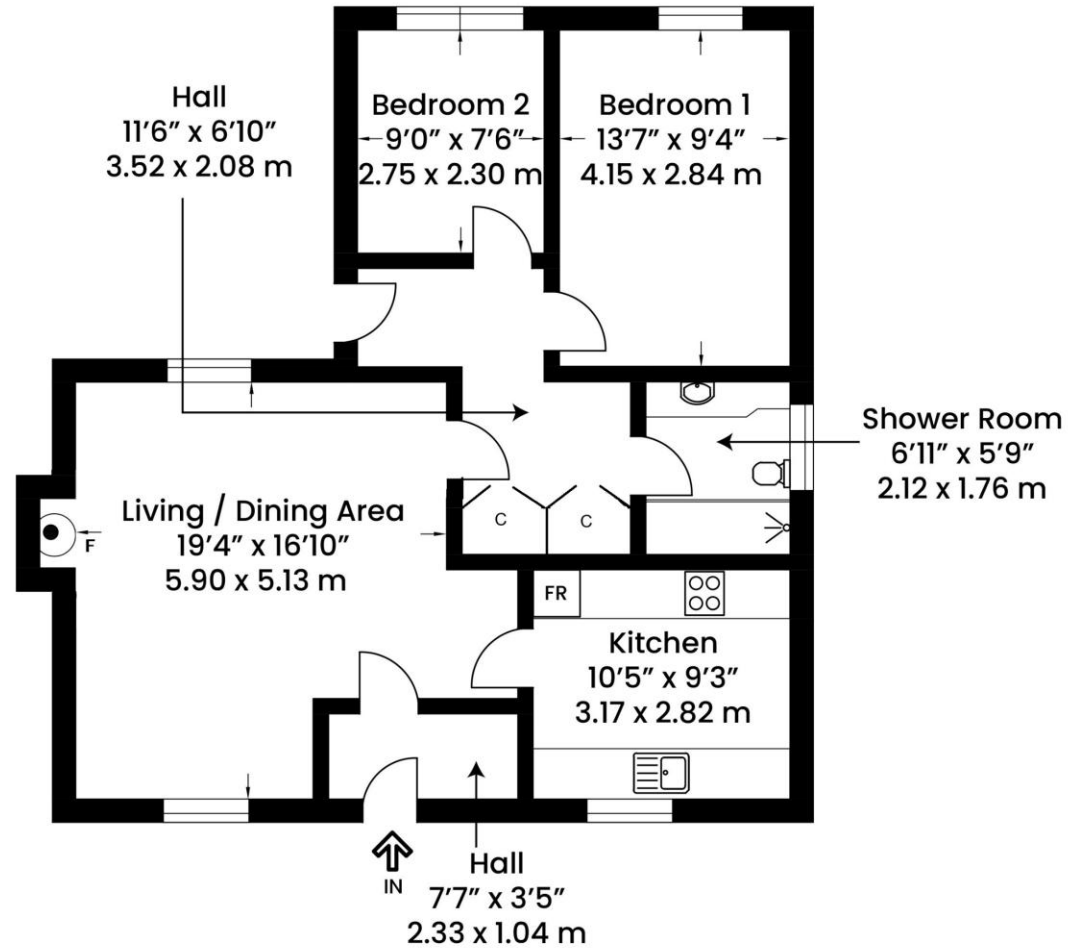


External

The rear garden is fully enclosed and features a secluded patio with space for garden furniture. The tiered garden features raised vegetable beds and a lovely array of established plants, shrubs and trees.

Unrestricted parking is available nearby.





Energy Efficiency Rating: D
Council Tax Band: C

vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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