



44 Whitehill Street
NEWCRAIGHALL | EDINBURGH | EH21 8RA


warners
solicitors & estate agents



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Nestled in the heart of Newcraighall, moments from the excellent amenities at Fort Kinnaird, quick car, bus and train links and the vast open countryside is this immaculately presented charming Victorian cottage. Boasting a secluded rear garden, gas central heating, ample loft storage and off street parking this property would make an ideal home in a well-connected location.

The accommodation comprises a bright lounge with feature fireplace, a contemporary dining kitchen with attractive units, generous dining space and access to the back garden, a large master bedroom with deep built-in wardrobes and elegant en-suite shower room, two further well-proportioned bedrooms (both with further built-in wardrobes) and the house is completed by an exquisite main bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a shed and exceptional summerhouse.

- Charming Victorian cottage
- Large rear garden with summerhouse
- Bright lounge, contemporary dining kitchen
- Three well-proportioned bedrooms
- Two bathrooms
- Loft storage
- Gas central heating
- Energy Rating D
- Council Tax band D

All light fittings, curtains and the washing machine will be included in the sale.

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



Newcraighall is a highly sought-after suburb located to the south-east of the city. There is an excellent range of shopping outlets with further amenities available at the nearby Fort Kinnaird leisure complex and Asda Hypermarket. The area is close to pleasant open countryside, with excellent beaches nearby at Portobello and East Lothian. 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 city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.



