



Solicitors & Estate Agents



Offers Over

£595,000

13 Newhailes Court Gardens

Musselburgh | East Lothian | EH21 8GG

An exceptional four-bedroom detached family home in an exclusive Newcraighall development between Musselburgh and Portobello. Offering an enviable lifestyle within easy reach of Edinburgh city centre and the beautiful East Lothian coastline, this exceptional four-bedroom detached family home forms part of an exclusive residential development, peacefully situated in a quiet cul-de-sac in the sought-after Newcraighall area.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Stunning enclosed rear garden
-  Garage and driveway
-  EPC rating – A
-  Council tax band - G



Description

Beautifully presented throughout, this impressive property offers spacious, light-filled accommodation over two levels, complemented by high-quality fixtures and fittings, contemporary interiors and excellent energy-efficient features. Further benefits include an integrated garage, private driveway with electric vehicle charging point, solar panels and a delightful enclosed rear garden, making this an ideal home for modern family living.

Internally, the accommodation has been thoughtfully designed to provide a versatile and welcoming living environment, with generously proportioned rooms and a stylish, contemporary finish throughout. The ground floor comprises an entrance vestibule leading to a welcoming reception hallway, an elegant sitting room and a superb open-plan kitchen, dining and family room, creating an ideal space for everyday living and entertaining. A separate utility room provides additional practicality, with both the kitchen/family area and utility room offering direct access to the rear garden. A convenient ground-floor WC completes the accommodation on this level. Upstairs, the bright and spacious accommodation comprises an impressive principal bedroom with a beautifully appointed en-suite bathroom, three further well-proportioned double bedrooms and a stylish family bathroom. Excellent storage is provided throughout, including useful cupboards and built-in wardrobes.

Further enhancing the appeal of this outstanding home are gas central heating, double glazing and roof-mounted solar panels, contributing to its impressive EPC rating of A. The current owners report energy costs of approximately £100 per month, with additional income generated through solar electricity exports, offering an attractive combination of comfort and energy efficiency.

Combining contemporary style, generous family accommodation, exceptional energy efficiency and a highly convenient yet peaceful setting, this outstanding property presents a rare opportunity to acquire a superb family home within easy reach of the city and coast.



Gardens & Parking

Externally, the beautifully maintained, fully enclosed private rear garden is a particular highlight. Predominantly laid to lawn, it features a superb decked seating area and an additional patio, providing wonderful spaces for outdoor dining, entertaining and relaxation. To the front, a private driveway with an EV charging point provides off-street parking and access to the integrated garage.

Extras

All fitted floor coverings will be included in the sale together with the blinds, selected light fittings, integrated oven, hob, extractor hood, combination microwave, fridge/freezer and dishwasher.

Viewing

By appointment through Neilsons (0131 625 2222).





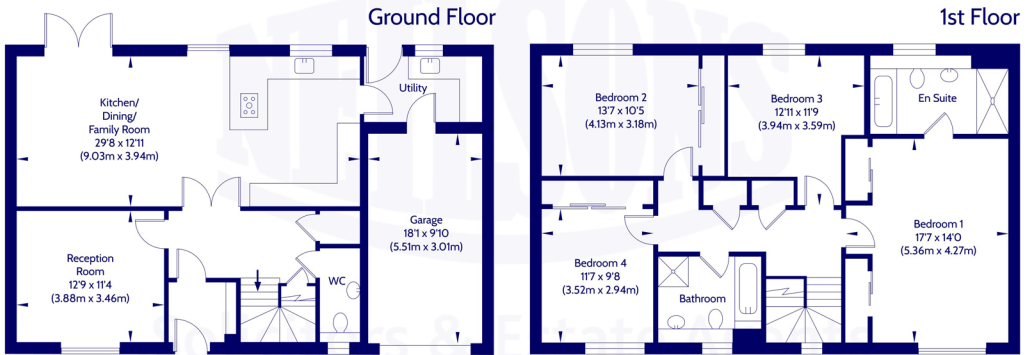
Location

The property enjoys a superb location between Portobello and Musselburgh, with an excellent selection of local amenities and recreational facilities close at hand. Fort Kinnaid Retail Park offers extensive shopping and dining options, while the picturesque Newhailes House and Gardens provides a wonderful setting for leisurely walks. Newcraighall Railway Station is within easy walking distance, offering connections to Edinburgh Waverley in approximately eight minutes. Excellent road links also provide convenient access to Edinburgh city centre, Portobello, the A1, Edinburgh City Bypass and the surrounding coastal areas.





Approx. Gross Internal Floor Area 170 Sq M / 1828 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

