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Offers Over

£300,000

14 Hopper Gardens

Newcraighall | Edinburgh | EH21 8RJ

This attractive and beautifully presented semi-detached villa is quietly positioned within a sought-after modern residential development, offering an ideal home for young professionals, growing families or those looking to upsize. Boasting private gardens, a driveway and stylish interiors throughout, the property is presented in true move-in condition and enjoys a convenient location close to an excellent range of local amenities, well-regarded schooling and superb transport links for commuting into Edinburgh and beyond.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

A welcoming entrance hallway sets the tone for the accommodation and features a carpeted staircase to the upper floor, a useful understair storage cupboard, a practical utility cupboard and a contemporary ground floor WC. Positioned to the front of the property, the bright and spacious living room benefits from a beautiful box bay window, allowing natural light to flood the room. Finished with stylish vinyl flooring and tasteful neutral décor, this comfortable reception space provides the perfect setting for both relaxing and entertaining. To the rear, the impressive dining kitchen is fitted with a contemporary range of matte-finish wall and base units, complemented by a full range of integrated appliances and generous worktop space. There is ample room for a family dining table, while glazed doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. The upper floor offers three well-proportioned bedrooms. The principal bedroom enjoys a bright front-facing position with two windows, fitted carpeting and an excellent triple built-in wardrobe. A further generous double bedroom overlooks the rear garden and is finished with modern décor and fitted carpeting, while the third bedroom is also rear-facing and provides an ideal nursery, child's bedroom or home office.



The communal areas of the development are maintained by the factor James Gibb with an annual charge of £140

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the fully enclosed rear garden is designed to provide a safe and private outdoor space for families and entertaining alike. Bounded by timber fencing and brick walls to two sides, the garden features a patio seating area, a well-maintained lawn and attractive planted borders. A private driveway to the front of the property provides convenient off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

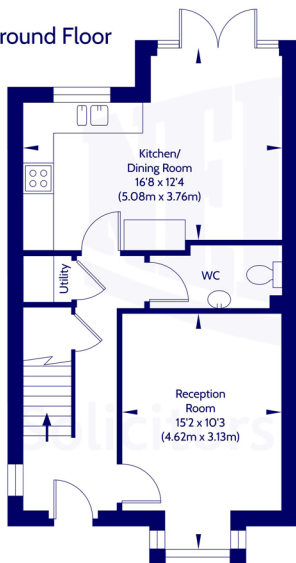
Hopper Gardens is situated within the popular residential area of Newcraighall, on the eastern edge of Edinburgh and close to the neighbouring town of Musselburgh. The development is well established and offers a convenient setting for families and commuters, with a good range of everyday amenities within easy reach. The nearby Fort Kinnaird retail and leisure park provides an extensive choice of shops, supermarkets, cafés, restaurants and other services. The area is well served by local schooling, with Newcraighall Primary School nearby, while Musselburgh and surrounding areas provide further educational facilities. The area also benefits from a number of open spaces and recreational opportunities, with Musselburgh's wider amenities and coastline readily accessible. One of the key attractions of the location is its excellent transport links. Newcraighall Railway Station is within easy reach and provides regular services towards Edinburgh city centre and beyond, while Brunstane and Musselburgh stations provide additional options. There are also local bus services and convenient access to the A1 and Edinburgh City Bypass, making the area particularly attractive to those commuting throughout Edinburgh and the wider East Lothian area. Overall, Hopper Gardens offers a desirable combination of modern residential surroundings, excellent shopping and leisure facilities and strong transport connections, with the convenience of Edinburgh city centre and the amenities of Musselburgh both easily accessible.



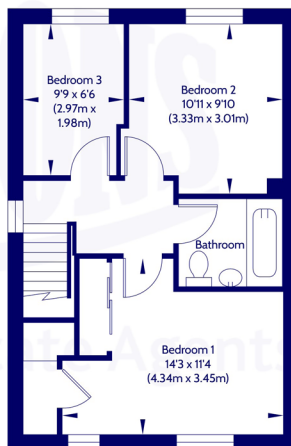


Approx. Gross Internal Floor Area 85 Sq M / 918 Sq Ft.

Ground Floor



1st Floor



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

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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

