



40 BENHAR ROAD

Newcraighall, Edinburgh, EH21 8RR



1

Public Room



3

Bedrooms



1

Bathroom



40 BENHAR ROAD

A modern three-bedroom home enjoying a popular and convenient suburban address, quietly positioned just moments from local rail links, the A1, and Fort Kinnaird retail park. Benefiting from open green views, the semi-detached residence offers bright, stylish interiors, including a connected living room and dining kitchen with direct access to the garden, two double bedrooms with fitted wardrobes, and a third single bedroom or ideal study. For everyday practicality, the home includes a bathroom with a shower-over-bath, a ground-floor WC, and a separate utility room. The enclosed rear garden is southwest-facing and designed for ease of maintenance, whilst private parking to the front adds further appeal to this well-positioned home.







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EPC
RATING

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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Peaceful setting with open green views
- Semi-detached house with bright, modern interiors
- Entrance hall
- Living room connected to the kitchen
- Modern kitchen with dining space & garden access
- Two double bedrooms with fitted wardrobes
- One single bedroom/ideal study
- Bathroom with shower-over-bath
- Ground-floor WC and separate utility room
- Enclosed rear garden with southwesterly aspect
- Private parking to the front







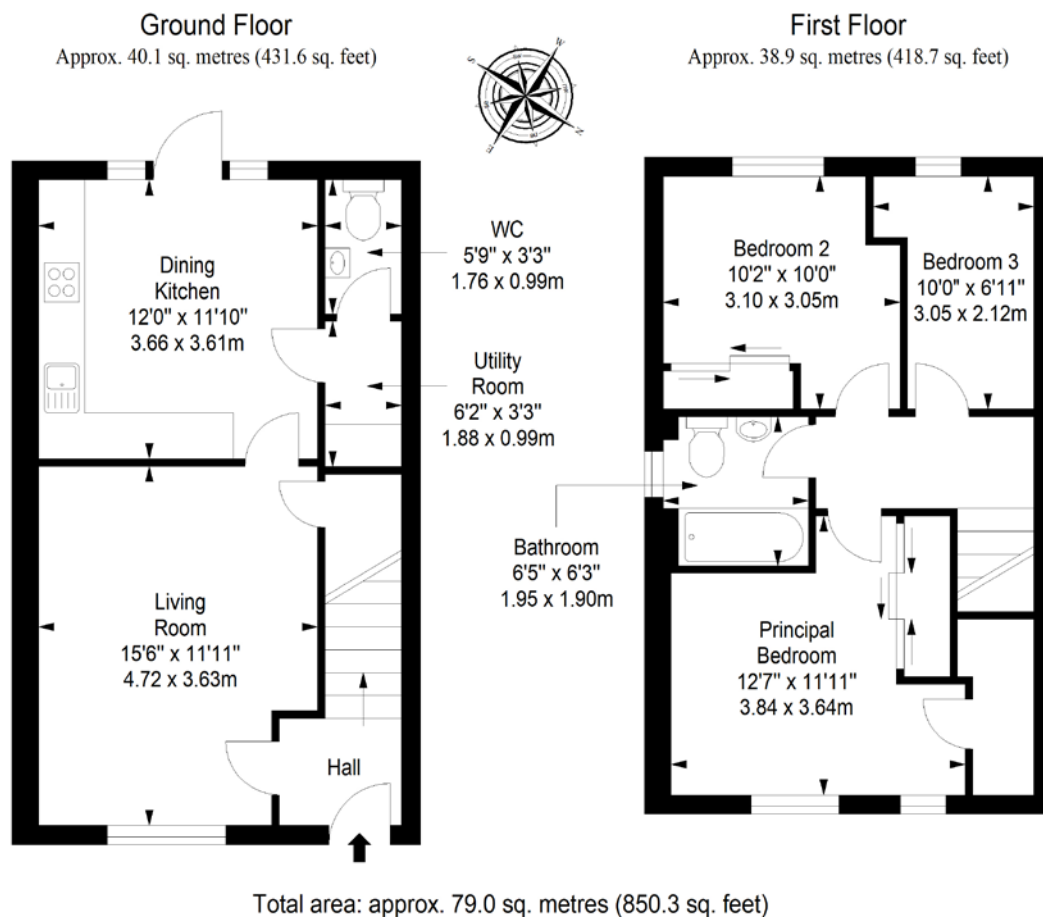
Extras: All fitted floor and window coverings, and light fittings (excluding those in bedroom 1 and the living room) are included in the sale. The following can also be included: washing machine/dryer, TV unit in living room, dining table, two benches and four chairs, Bedroom 1 dressing table and chair, garden trampoline.

Factor: The factor is managed by James Gibb at an approximate quarterly cost of £100.



NEWCRAIGHALL

Lying five miles southeast of Edinburgh city centre, the popular suburb of Newcraighall enjoys all the benefits of city living, yet is just minutes' drive from the beautiful East Lothian coastline. Its ideal position adjacent to the A1 ensures outstanding links to Edinburgh City Bypass and into the city centre. These are supplemented by excellent public transport services, including regular train services from Newcraighall to Edinburgh Waverley in less than ten minutes. Residents of Newcraighall have unrivalled local amenities right on their doorstep, including Fort Kinnaird Retail Park, which is home to major retail outlets, family restaurants, and a multi-screen cinema. There is also an ASDA superstore and petrol station just a short drive away. Highly conducive to an active lifestyle, Newcraighall is handy for excellent sport and fitness facilities, particularly at Jack Kane Sports Centre, which boasts a state-of-the-art gym, studio classes and vast outdoor sports pitches. Sandy beaches at Portobello and Musselburgh are within easy reach, not to mention several prestigious golf courses in Edinburgh and East Lothian. The property falls within the catchment area of excellent state schools, while independent schooling is available at Loretto School in nearby Musselburgh.



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