



Solicitors & Estate Agents



Offers Over

£300,000

99 Bonnybridge Drive

Newcraighall | Edinburgh | EH15 3FJ

An exceptionally appealing and beautifully presented semi detached villa, forming part of a popular and established modern development and enjoying a high amenity location in Edinburgh's Newcraighall area.

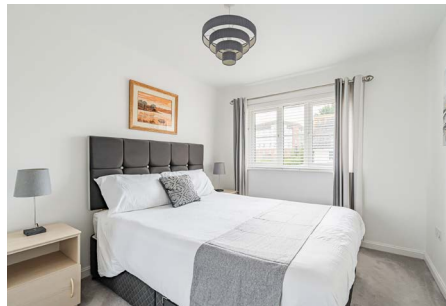
-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Driveway and garage
-  Garden
-  EPC rating – B
-  Council tax band- E



Description

The house is tucked away on a quiet cul-de-sac yet is conveniently located less than a five-minute walk from Fort Kinnaird Retail Park, offering a fantastic variety of popular high-street retailers, leisure facilities and well-known eateries.

Internally, the property is presented in pristine, move-in condition throughout, with well-proportioned and flexible accommodation. Ideal for growing families and professional couples, the home also offers scope to adapt and grow over time, and briefly comprises: entrance hallway with a carpeted stair leading to the upper level, a bright south facing reception room with clean modern floor tiling and fresh neutral décor, a stylish dining kitchen with double doors opening directly out to the rear garden, sleek modern base and wall units, coordinated splash tiling and worktops, a useful utility room and a convenient downstairs WC



On the upper level you have a generous principal bedroom with fitted mirrored wardrobes and a modern en-suite shower room, a further spacious double bedroom with a sunny south facing aspect which is currently being used as a home office, a good sized single bedroom currently configured as a dressing room, and finally the main family bathroom with attractive three piece white suite, splash tiling and over-bath shower with splash screen.

Extras

All floor coverings, integrated appliances, blinds and fixtures will be included.

Gardens and Parking

To the front of the house there is an extensive double driveway and a single garage, providing excellent off-street parking/overspill storage. To the rear is a generous beautifully maintained garden, which has been tastefully landscaped and has a peaceful open feel. Comprising areas of stone paving, lawn and well stocked planted beds, the garden is fully enclosed by a contemporary timber fence, offering a private and safe space to relax and entertain.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

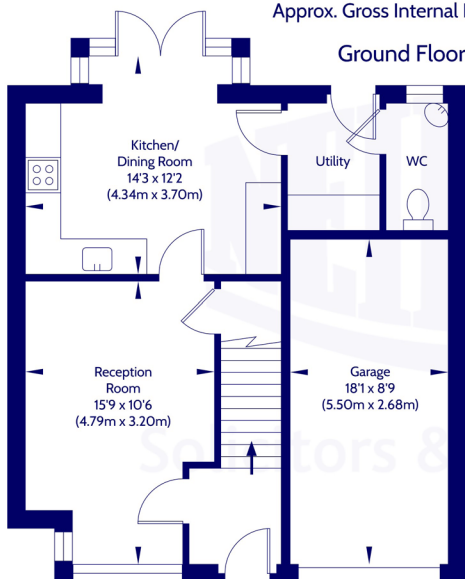
Newcraighall is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots the Chemist, and Next as well as an Odeon cinema and a variety of restaurants. Portobello and Musselburgh are within proximity offering a further range of smaller retailers, restaurants and many pleasant walks along the promenades as well as Newhailes Park and National Trust House. There are frequent busses to the city centre, and the Edinburgh city by-pass is also close by with links to the main motorway network. There is also a park and ride facility a short drive away together with a Rail Link Service from Newcraighall to Edinburgh Waverley.



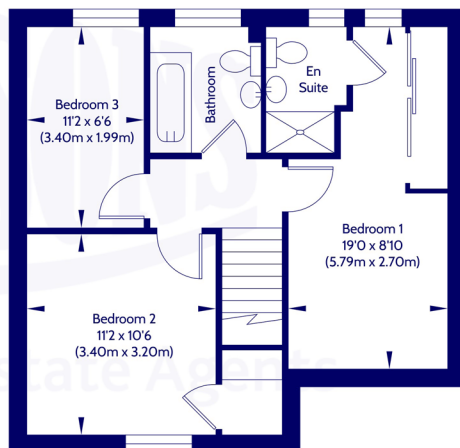


Approx. Gross Internal Floor Area 89 Sq M / 955 Sq Ft.

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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