



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**8 Smeaton Wynd**

Newcraighall, Edinburgh, EH16 4ZT



# 8 Smeaton Wynd

This well-presented end-terrace home offers bright, modern interiors with a neutral finish throughout, creating a move-in-ready living space. The ground floor comprises a welcoming entrance hall with guest WC, a spacious living room, and a well-appointed dining kitchen with under-stairs storage and patio doors opening onto the garden. Upstairs, the property features a generous principal bedroom with an en-suite shower room, two more bedrooms with a southeasterly aspect, and a family bathroom with an overhead shower. Additional benefits include a private garden, sun-trapped to the rear, a paved private driveway, all set within a modern development in Newcraighall, close to excellent transport links into Edinburgh.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the appliances included in the price, as these items are to be sold as seen.

## Property Summary

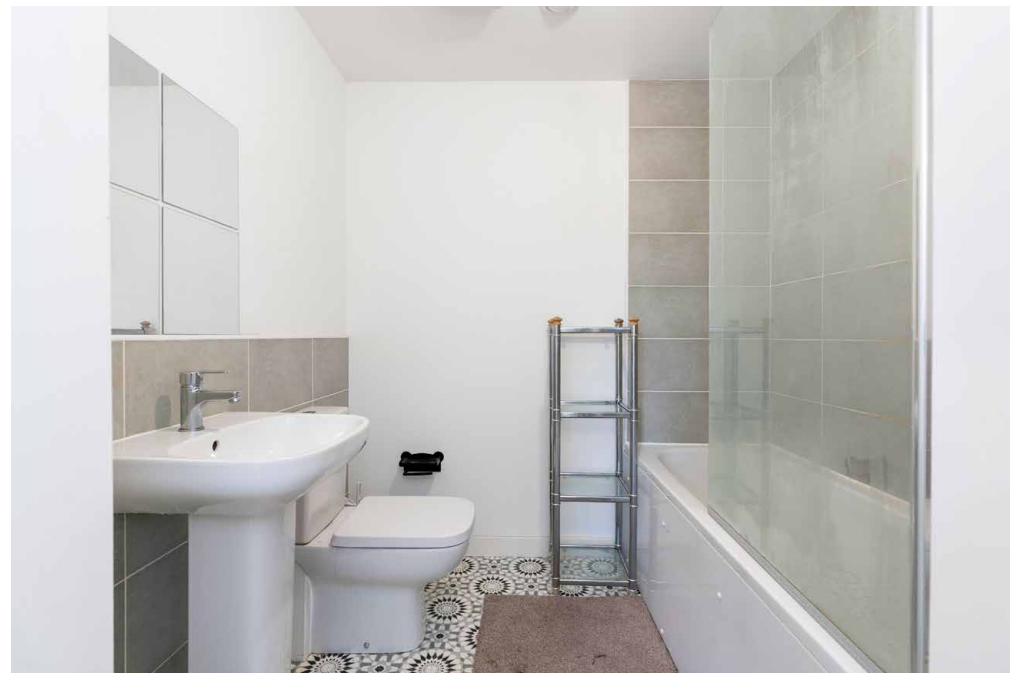
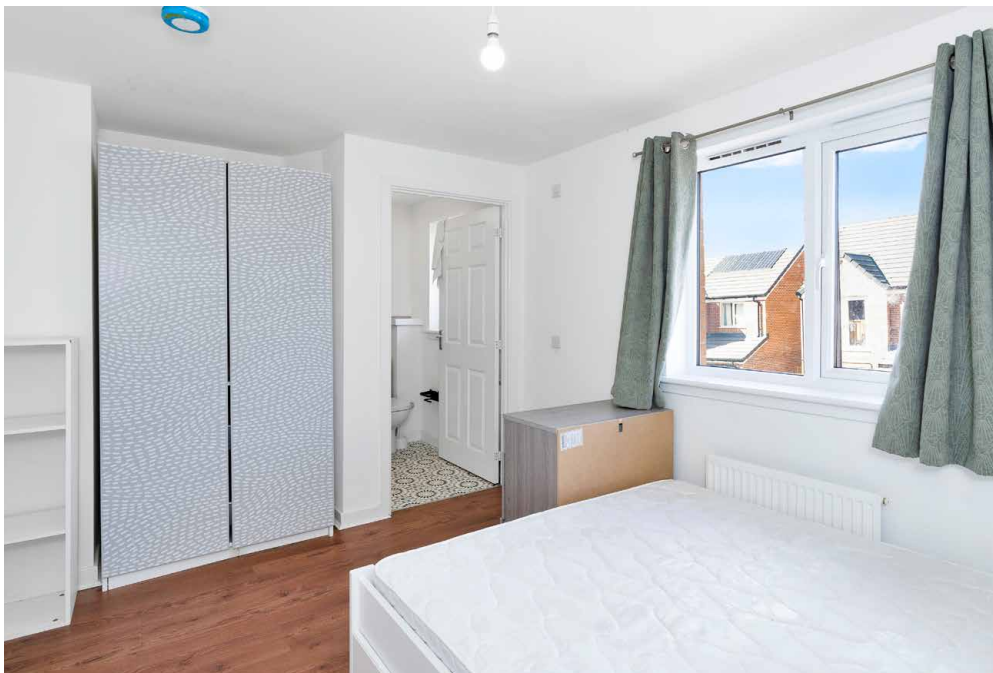
- End-terrace house in Newcraighall
- Part of a modern residential development
- Freshly decorated neutral interiors throughout
- Entrance hall with guest WC
- Spacious living room
- Well-appointed dining kitchen
- Large main bedroom with en-suite shower room
- Two further southeast-facing bedrooms
- Bathroom with shower-over-bath
- Enclosed rear garden with a sunny aspect
- Private driveway
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - D
- Home Report Value - £270,000

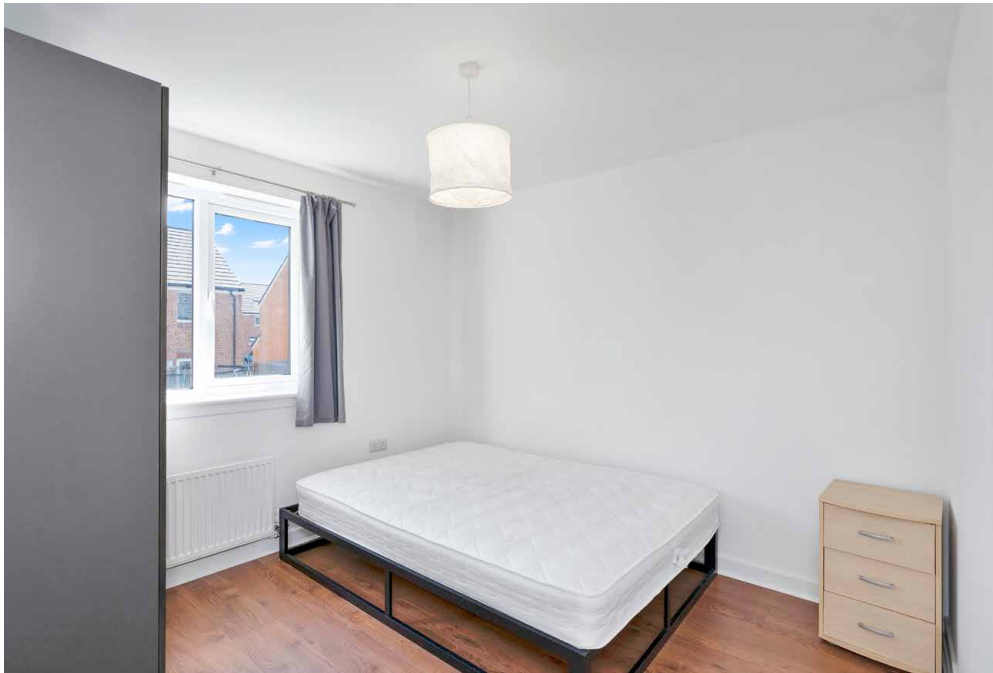






Large main bedroom with en-suite shower room, two further southeast-facing bedrooms, and a bathroom with shower-over-bath





Part of a modern  
development located  
within commuting distance  
of central Edinburgh





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**dream property!**



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 **CHARTERED FIRM**

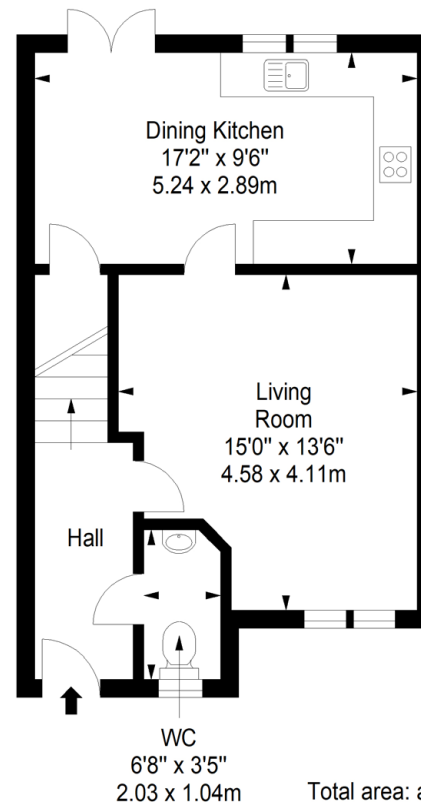
  

DISCLAIMER

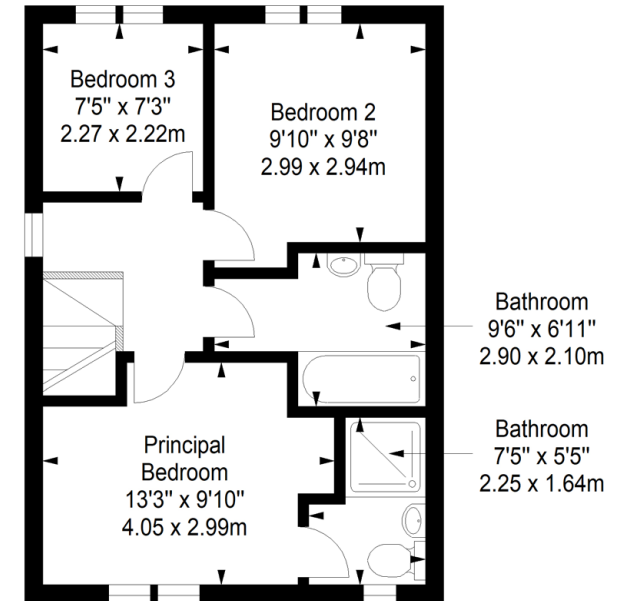
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Ground Floor**  
Approx. 42.6 sq. metres (458.5 sq. feet)



**First Floor**  
Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 83.0 sq. metres (893.4 sq. feet)