



26 Benhar Road

NEWCRAIGHALL, MUSSELBURGH EH21 8RR



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EPC

C



MURRAY
BEITH
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Property Summary

Introducing a spacious four-bedroom detached house of exceptional standards, which enjoys sophisticated interior design and modern finishings throughout. It further boasts an on-trend kitchen, as well as a fashionable en-suite, family bathroom, and WC. In addition, the large, light-filled interiors are complemented by a fully-enclosed rear garden with a terraced landscaping design, which creates a multi-levelled space for the entire family to enjoy. The property also has private parking for two cars, and it forms part of a modern development with a convenient location in Newcraighall.

Extras

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (gas hob, double oven, fridge/freezer, and dishwasher) to be included in the sale.

Features

- A modern detached house with stylish interiors
 - Part of a sought-after development
 - Desirable location in popular Newcraighall
 - Welcoming entrance hall
 - Elegant living room with acoustic panels
 - Large kitchen/dining room with French doors
 - Utility room with an adjacent WC
 - Four double bedrooms (two with wardrobes)
 - Contemporary 3pc en-suite shower room
 - 3pc bathroom with an overhead shower
 - Well-maintained front garden
 - Suntrap, southeast-facing rear garden
 - Integrated garage and driveway with EV charger
 - Gas central heating and double-glazed windows
 - Home Report value - £420,000
 - EPC Rating - C
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Elegant living room with acoustic panels and a Large kitchen/dining room with French doors and utility room







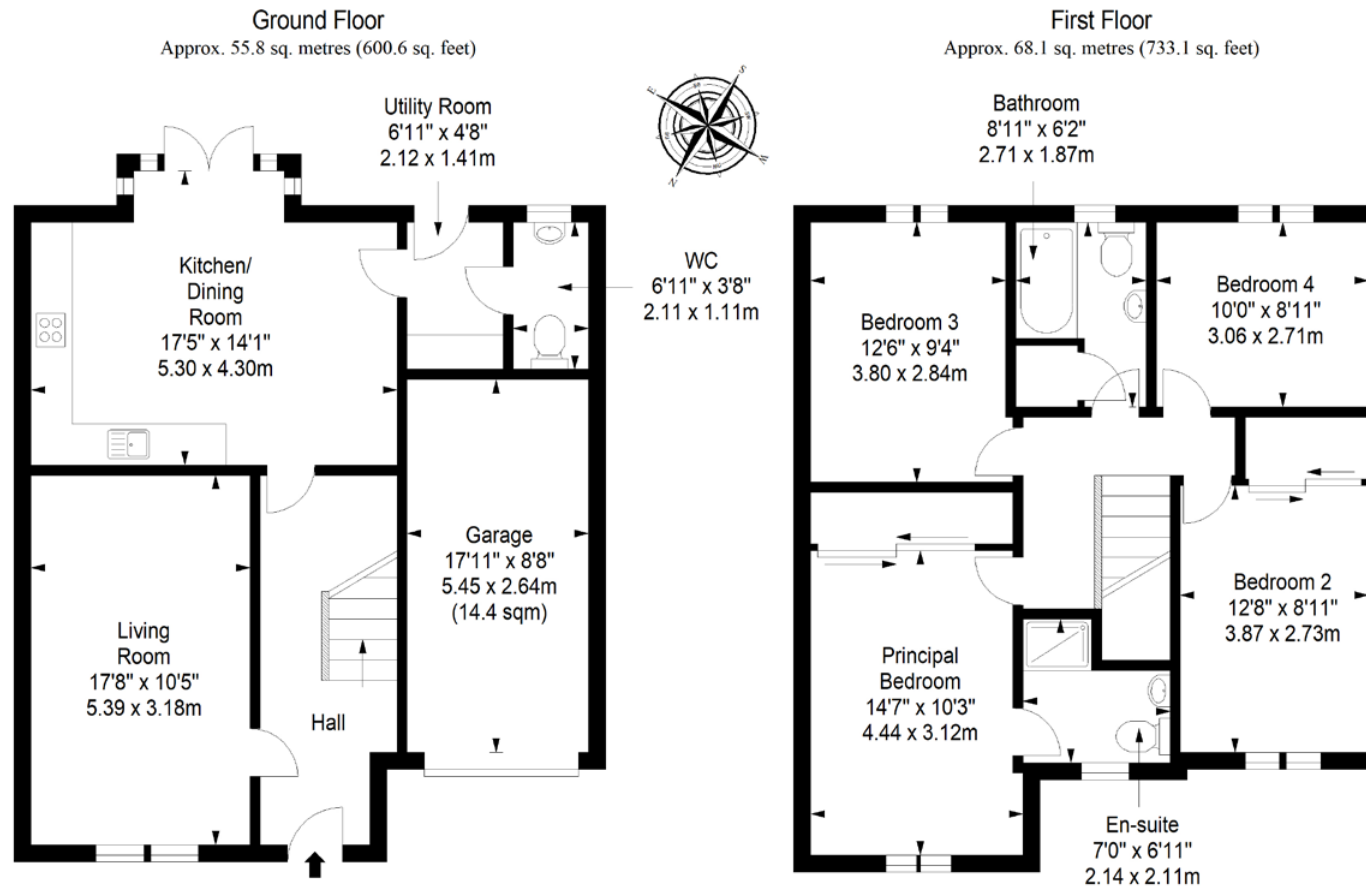
A fully-enclosed rear garden
with a terraced
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Floorplan



Total area: approx. 123.9 sq. metres (1333.7 sq. feet)