



Offers Over

£399,995

2 Ferguson Rigg

Newcraighall | Edinburgh | EH21 8RL

Impressive, beautifully presented detached villa commanding a sizeable corner plot, incorporating attractive private gardens, driveway and single garage, quietly positioned towards the end of a pleasant cul-de-sac setting within an established modern development close to excellent amenities and superb transport links.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - F



Description

Offered to the market in true move-in condition, this delightful family home shall undoubtedly appeal to a wide variety of buyers seeking a high standard of living in an enviable location and merits internal viewing to be fully appreciated. The stylish, light-filled accommodation comprises; entrance hallway with carpeted staircase leading to the upper floor. There is a well presented dual aspect reception room, which in turn leads to the stylish dining kitchen with French doors providing direct access to the private rear garden. The integrated kitchen is fitted with a range of sleek wall and base units, complementary worktops incorporating the built-in gas hob, electric oven and hood with integrated fridge freezer and dishwasher. In addition there is a handy utility room with plumbing for washing machine and tumble drier and further access to the garden. Located off the utility room is a modern two piece WC apartment. Upstairs leads to the four good sized bedrooms with the larger two benefiting from built-in wardrobes and the principal bedroom featuring a stylish en-suite shower room. The family bathroom comprises of a white three piece suite with mains shower over bath. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated fridge freezer and dishwasher.

Gardens, driveway & garage

The property benefits from a lovely quiet corner plot with gardens to the front and rear with side access together with a monoblock driveway to the front, leading to the single garage with power and light. The fully enclosed rear garden is a lovely space for all the family to enjoy, mainly laid with lawn with paved patio and raised decked patio. It should be noted that there is an outside water tap and power point.

Factors

James Gibb are the Factoring Agents for the development to which a fee of approx. £10 per month is payable for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





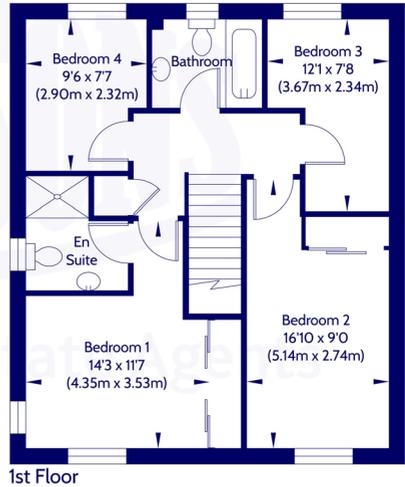
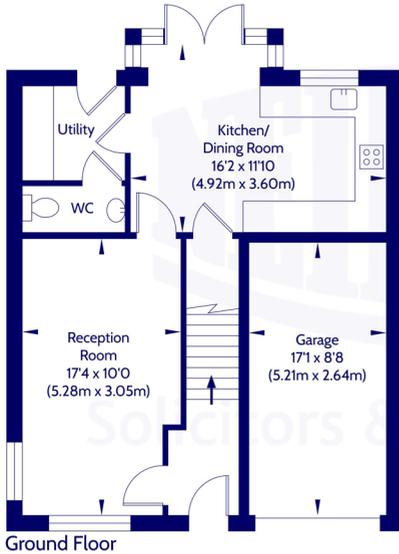
Location

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. Further leisure facilities are available including Portobello and Musselburgh Golf Courses, AirHop trampoline park, and Power League Football Centre. The property is within the catchment area of good schools at both primary and secondary level and the area is well served by bus services to and from Edinburgh's city centre. The city by-pass is close by and links you to the main motorway network. There is a park and ride facility a short drive away and there is Rail Link Service from Newcraighall to Edinburgh Waverley.





Approx. Gross Internal Floor Area 103 Sq M / 1106 Sq Ft.



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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