

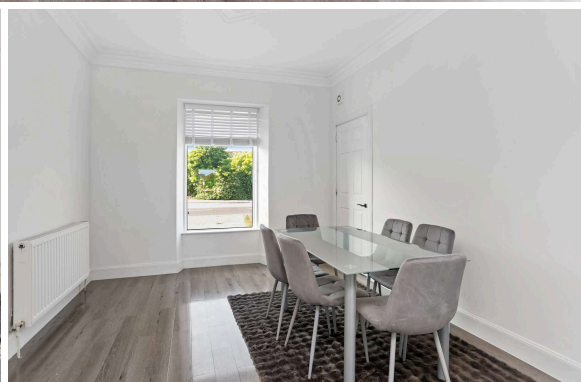
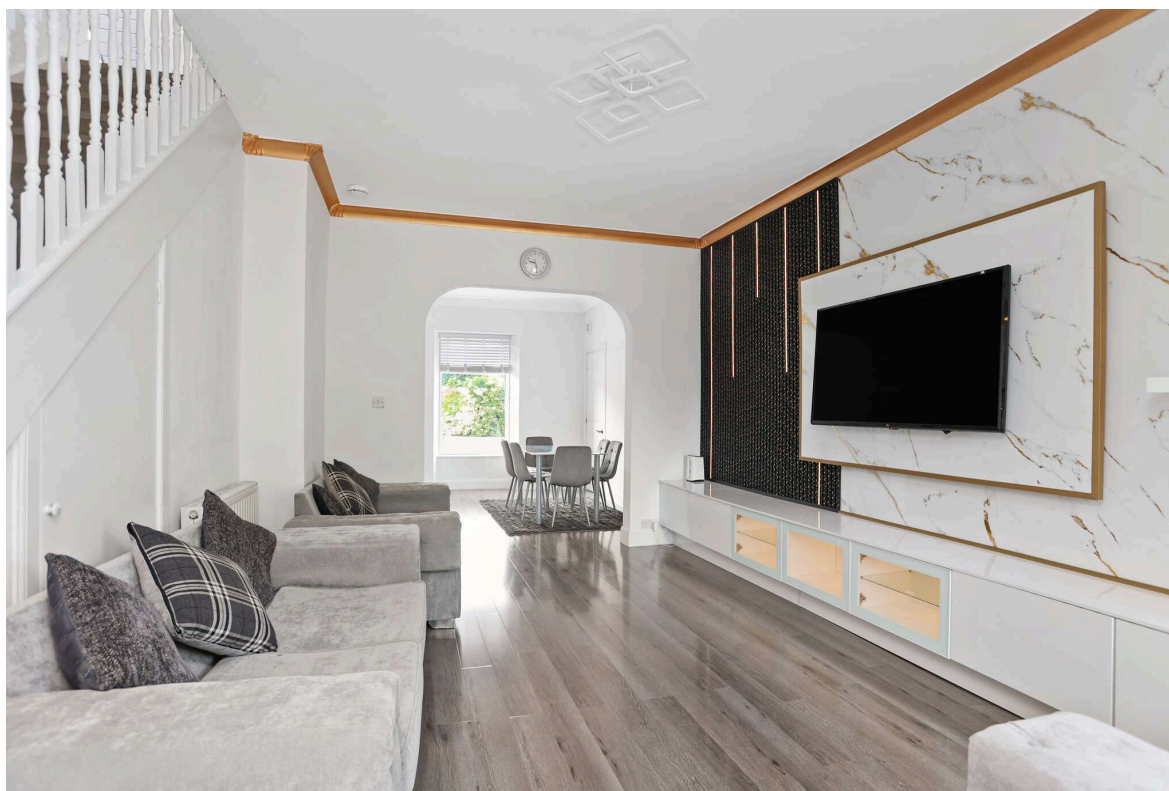


QUARRY
COTTAGES



10 Quarry Cottages
NEWCRAIGHALL | EDINBURGH | EH15 3HJ


warners
solicitors & estate agents



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Warners are delighted to present this deceptively spacious and beautifully upgraded three bedroom end-terraced cottage, quietly positioned within a charming row of traditional pink brick cottages dating back to around 1880 in the popular Newcraighall area of Edinburgh. Extensively modernised by the current owners and presented to the market in true walk-in condition, the property successfully combines period character with stylish contemporary interiors and flexible family accommodation over two levels. The accommodation is entered via a welcoming hallway leading through to the bright and spacious semi open-plan living and dining room, forming the heart of the home. This impressive dual-aspect space enjoys excellent natural light throughout and provides an ideal setting for both relaxing and entertaining. To the rear, the modern fitted kitchen offers generous worktop space, contemporary cabinetry and direct access to the rear garden. The ground floor further benefits from a stylish fully tiled shower room together with a versatile third bedroom, ideal for guests, home working or flexible family living. Upstairs, there are two generous double bedrooms together with a large contemporary bathroom fitted with a stylish four-piece suite and mixer shower. Externally, the property enjoys a good-sized fully enclosed rear garden designed for low maintenance, incorporating artificial lawn, slabbed patio areas and a garden shed, creating an ideal outdoor space for relaxing and entertaining. Further benefits include gas central heating, double glazing including Velux windows, off-street parking to the front of the property together with unrestricted street parking nearby. Newcraighall is a highly convenient location offering excellent transport links including nearby rail services, easy access to the A1 and Edinburgh City Bypass, while Fort Kinnaird Retail Park is within short walking distance offering an excellent range of retail and leisure amenities. Early viewing is highly recommended to appreciate the quality, space and character.

- Beautifully upgraded three-bedroom end terraced traditional cottage
- Welcoming entrance hallway
- Bright dual-aspect semi open-plan living room and dining room
- Modern fitted kitchen with direct access to rear garden
- Fully tiled ground floor shower room
- Versatile ground floor third bedroom/home office
- Two upstairs double bedrooms
- Large contemporary bathroom with stylish four-piece suite and shower
- Low-maintenance rear garden with astro, slabbed patio areas and shed
- Off-street parking to front plus unrestricted street parking

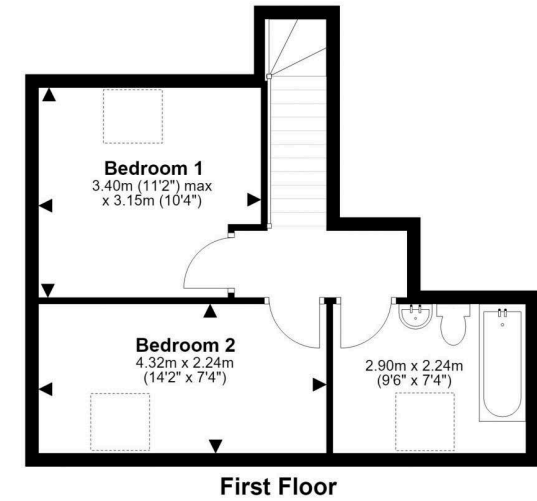
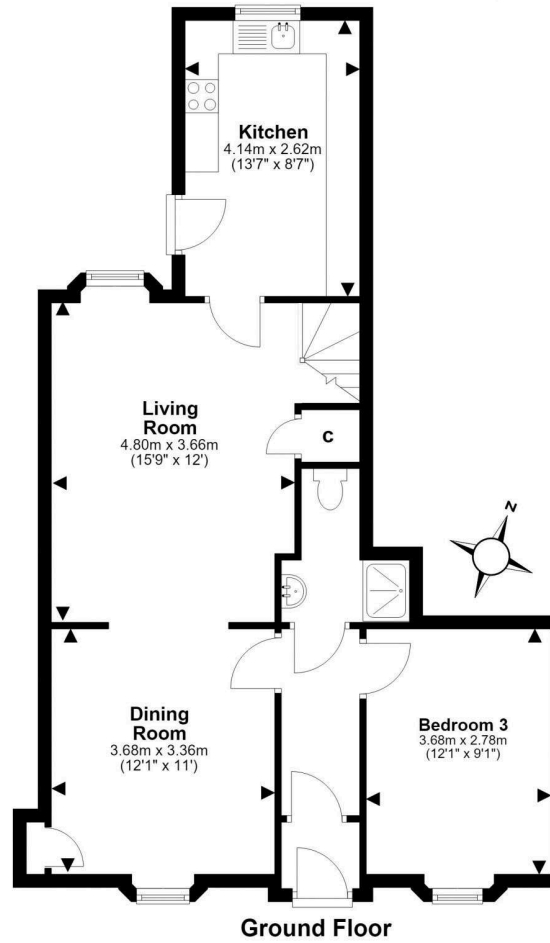
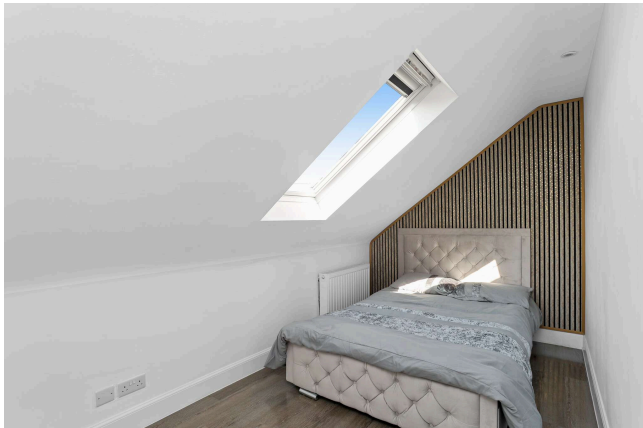
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All furniture and appliances will be included in the sale of the property. EPC: D. CT: D.

Newcraighall is a former mining village located to the south-east of Edinburgh, close to Musselburgh and pleasant open countryside. Excellent beaches on the East Lothian coastline are only a short journey away. There is a good range of shopping outlets and amenities available at the nearby Fort Kinnaird complex, which is within easy reach, as is the Asda Supermarket at The Jewel. Nearby Portobello and Musselburgh offer further facilities. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the A1 and city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Newcraighall has its own railway station with links to Edinburgh and the Borders. The property is conveniently placed for those connected to the Royal Infirmary and Queen Margaret University.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.