



24 Helen Crummy Way
NEWCRAIGHALL | EDINBURGH | EH21 8QW


warners
solicitors & estate agents



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Warners are delighted to present to the market this attractive three-bedroom semi-detached villa in the popular residential area of Newcraighall. Featuring contemporary interiors, sociable open-plan living and a generous enclosed rear garden, this appealing home offers an excellent opportunity for first-time buyers, couples and growing families.

The ground floor centres around a spacious open-plan living, dining and kitchen area, creating a versatile setting for both everyday life and entertaining. Herringbone flooring adds a stylish finish, while bi-folding doors open directly onto the rear garden, bringing in plenty of natural light and providing a seamless transition to the outdoor space.

The fully enclosed rear garden offers a large area of lawn and a patio, ideal for outdoor dining, relaxing or entertaining during the warmer months. To the front, a further lawn enhances the property's kerb appeal, while a side driveway provides convenient off-street parking.

Upstairs, there are three well-proportioned bedrooms, with the master having an en-suite, offering flexibility for family living, guest accommodation or working from home. The accommodation is completed by a family bathroom and useful storage.

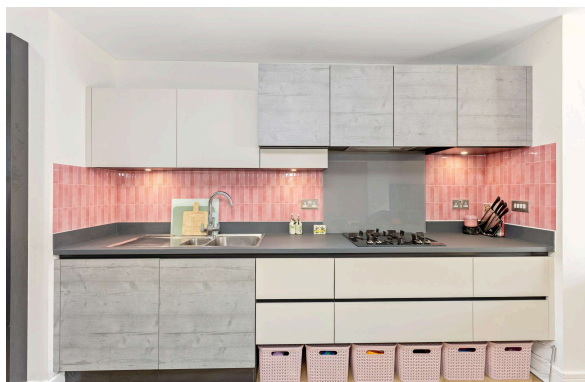
Further benefits include fresh, modern decor throughout and a move-in-ready interior, allowing prospective purchasers to settle in with ease.

Newcraighall offers convenient access to local amenities, retail facilities and transport links, with Edinburgh city centre and the surrounding road network readily accessible.

- Three-bedroom semi-detached villa
- Stylish open-plan living and dining space
- Contemporary kitchen with Herringbone flooring
- Bi-folding doors to the rear garden
- Generous enclosed garden with patio and lawn
- Side driveway and fresh, modern decor throughout

Energy Rating C. Council Tax band E.

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

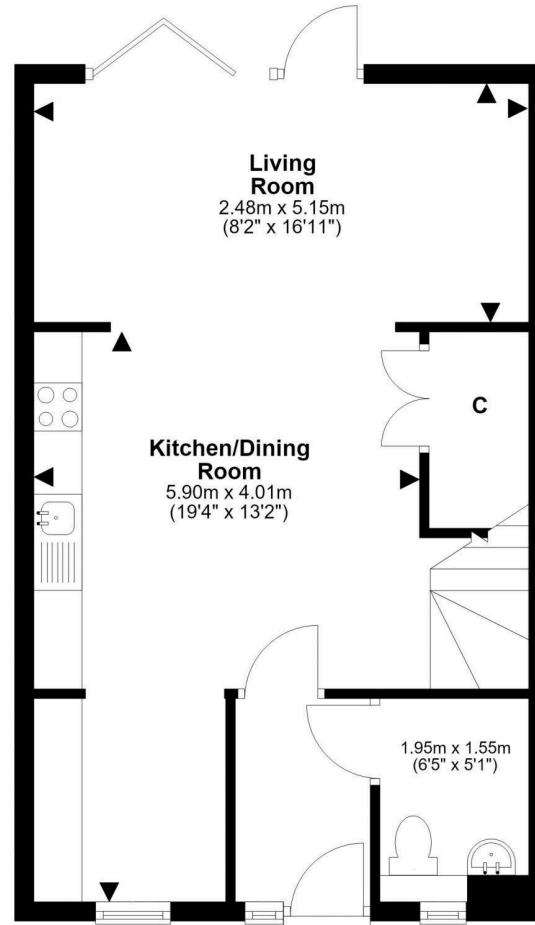


Factor fee of £60 per quarter approx.

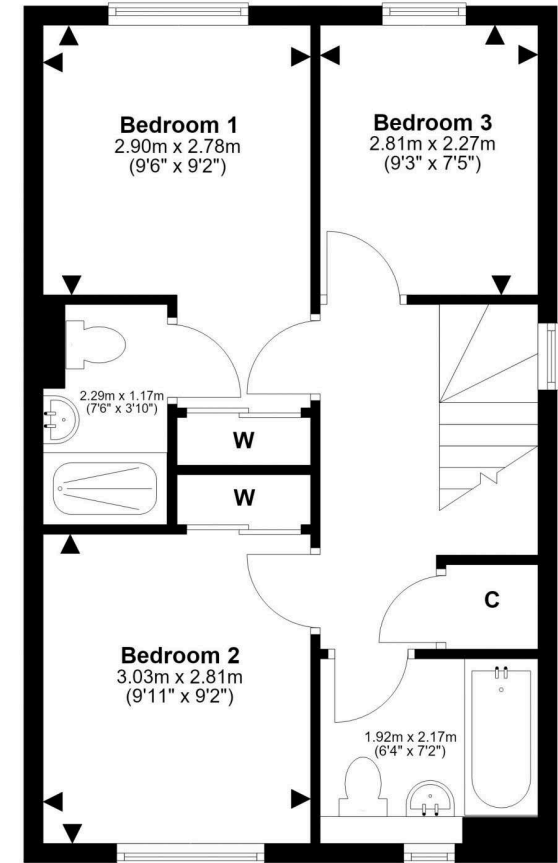
Included in the sale will be all fixtures, fittings, and integrated kitchen appliances.

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.





Ground Floor



First Floor



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.