



Offers Over

£300,000

9 Benhar Road

Newcraighall | Edinburgh | EH21 8RR

This attractive, beautifully presented semi-detached villa with private gardens and driveway is quietly situated within an established modern development close to a host of fantastic local amenities and commuting links. In true move-in condition the property would undoubtedly appeal to the young professionals or young families and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom & WC
-  Private gardens
-  Driveway
-  EPC Band - B
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hall, generously proportioned and bright lounge with understairs storage, modern fitted kitchen/dining with door providing direct access to the rear garden, useful utility room and downstairs WC located off, light and airy principal bedroom with useful storage cupboard, two further well proportioned bedrooms and contemporary family bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating & double glazing.



Gardens & Driveway

There is a lovely, fantastic sized well maintained private garden located to the rear which is fully enclosed and mainly laid to lawn with patio areas including a pergola and an ideal space to enjoy outside dining/relaxing! A further section of private garden can be found to the front together with a long driveway providing off-street parking for multiple vehicles.

A factoring fee is made payable to James Gibb for the upkeep of the communal areas of approximately £12 per month.

Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and fridge/ freezer.

Viewing

By appointment through Neilsons 0131 625 2222.



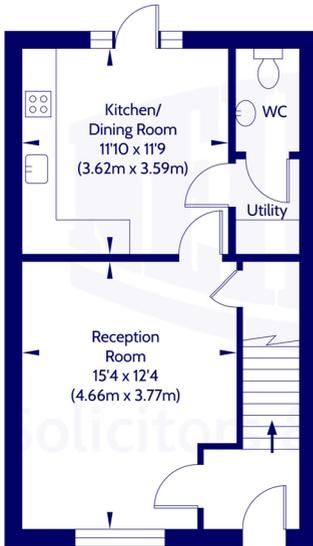


Location

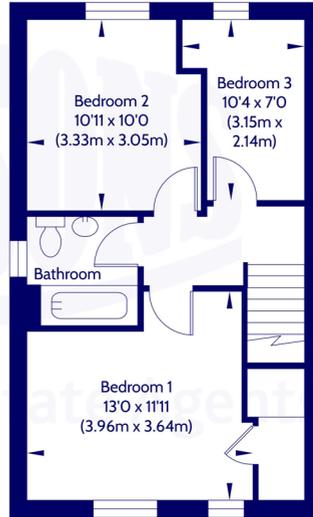
Newcraighall is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer's, Boots, and Next as well as an Odeon cinema and a variety of restaurants. Portobello and Musselburgh are within close 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. 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 bypass is close by and links you to the main motorway network. There is a park and ride facility a short drive away and the Rail Link Service from Newcraighall to Edinburgh Waverley takes approximately 11 minutes.



Approx. Gross Internal Floor Area 82 Sq M / 878 Sq Ft.



Ground Floor



1st Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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