



4 McCartney Road
NEWCRAIGHALL | EH21 8SR


warners
solicitors & estate agents



4 McCartney Road

NEWCRAIGHALL | EH21 8SR

Situated on a peaceful street in the heart of Newcraighall, just moments from the train station, Fort Kinnaird Retail Park, and expansive green spaces, this beautifully presented semi-detached home offers the perfect balance of tranquillity and convenience. Featuring a private driveway, enclosed rear garden, gas central heating, and double glazing throughout, this property is ideally suited to a wide range of buyers seeking a stylish home in a highly connected location.

The accommodation opens with a welcoming entrance hallway leading into a spacious and light-filled open-plan living area, seamlessly combining lounge, kitchen, and dining spaces. The contemporary kitchen is fitted with stylish modern units, while the generous dining area and impressive bi-fold doors create an ideal setting for both everyday living and entertaining. The ground floor is further complemented by a convenient WC.

Upstairs, a wide staircase leads to a generously proportioned principal bedroom complete with built-in wardrobes and an elegant en-suite shower room with digital shower. Two further well-proportioned bedrooms provide flexible accommodation for family living, guests, or home working, while a contemporary family bathroom with shower over bath completes the upper floor. There are separate Hive heating controllers for both floors.

Externally, the fully enclosed rear garden has been thoughtfully designed with a well-maintained lawn and two decked seating areas, creating the perfect space for outdoor dining, entertaining, and relaxing

- Quiet residential setting in sought-after Newcraighall location
- Short walk to train station with excellent transport links
- Spacious open-plan lounge, kitchen and dining area with bi-fold doors
- Principal bedroom with built-in wardrobes and stylish en-suite
- Private driveway and fully enclosed rear garden with decked seating areas
- Close to Fort Kinnaird, local amenities and extensive green spaces

Council tax band E. Energy Rating C

Factor fees of approximately £140 per year.

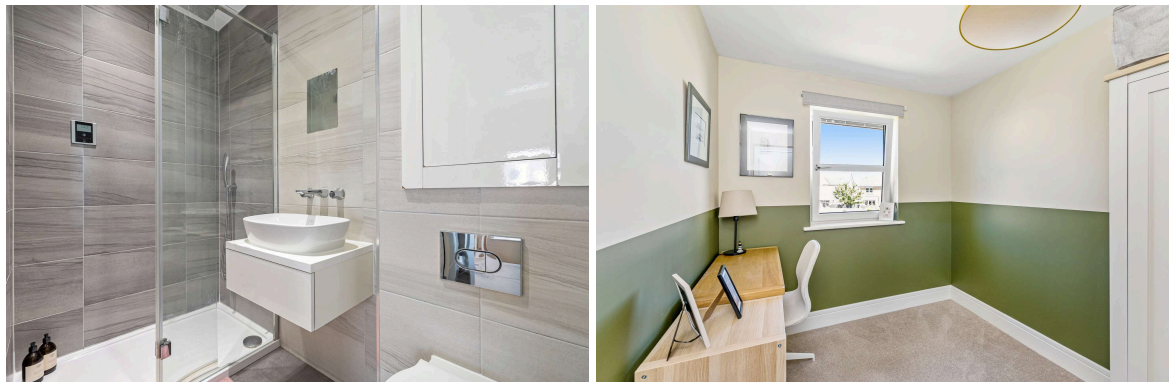
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

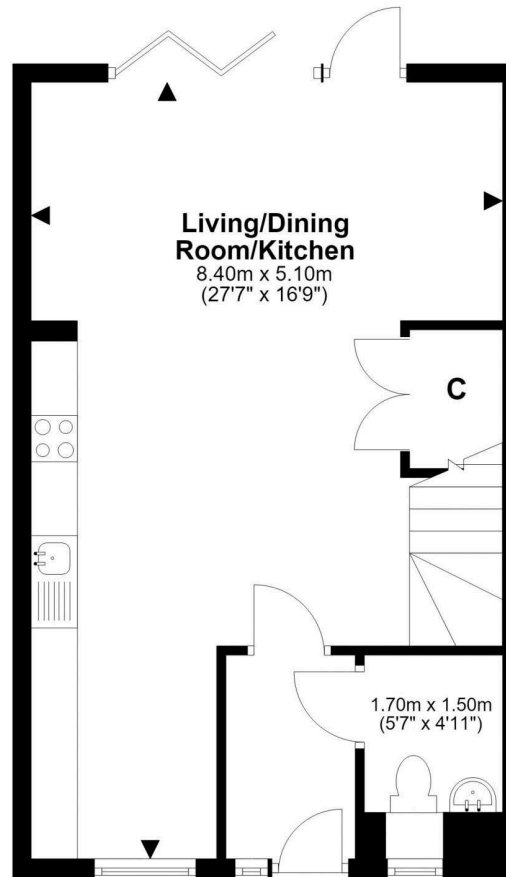




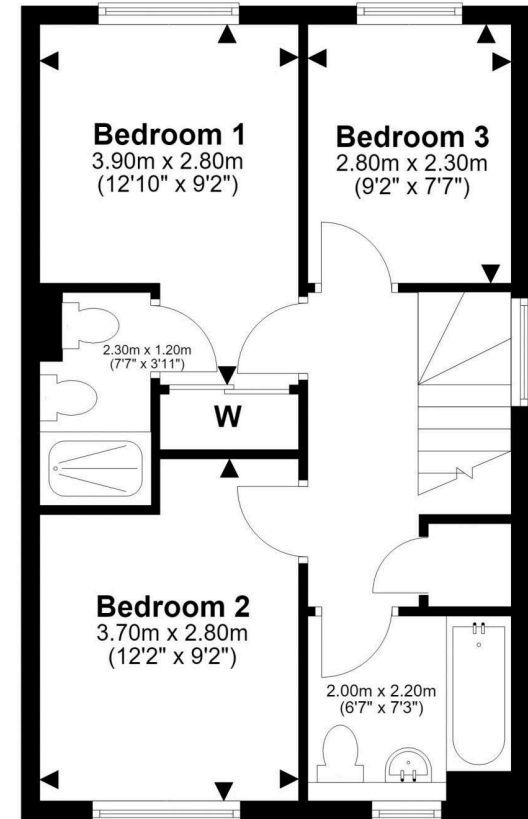
All fixtures, fittings, integrated kitchen appliances, curtains, blinds, washing machine and shed will be included in the sale.

Newcraighall is a suburb located in the south-east of the city, situated close to Musselburgh. There is a good range of shopping outlets with further amenities available at the nearby Fort Kinnaird leisure complex, Musselburgh town centre and Asda Supermarket. The area is close to pleasant open countryside, with excellent beaches nearby at East Lothian. 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 city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





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.