



Estate Agents and Solicitors

5 Corrigan Street, Newcraighall, Musselburgh, City of Edinburgh, EH21 8SP

Tastefully Presented & Spacious, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Tastefully presented and spacious, three-bedroom, semi-detached family home with a multi-vehicle driveway and gardens. Conveniently located in the Newcraighall area, southeast of Edinburgh city centre.

Comprises an entrance hall, an open plan living/dining room and kitchen, three double bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

Tastefully finished, upgraded by developer high spec., highlights include a quality fitted kitchen with integrated appliances, a modern bathroom suite with quality tiling, and quality flooring. In addition, there is HIVE gas central heating, extensive recessed spotlighting, double glazing, TV and telephone points, and good storage including a loft.

Furthermore, there is an open-plan ground floor living space, with bi-fold doors to the rear garden, featuring a lawn, a wood deck and a paved patio; while the front, has a lawn and a driveway.

The development also has visitors' parking bays, and well-kept communal grounds, whilst being adjacent to the open spaces of Newcraighall Public Park.

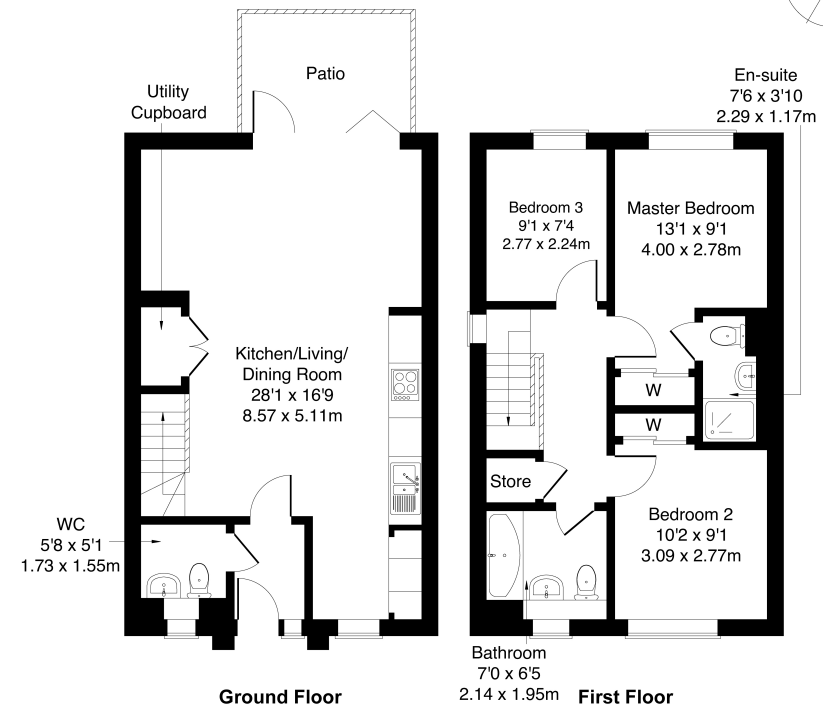
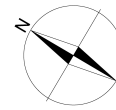
A welcoming entrance hall provides cloak space and opens into a bright, open-plan living and dining area featuring Amtico flooring, recessed spotlighting, and a built-in utility store cupboard. The contemporary kitchen is fitted with sleek units, quality worktops, and premium integrated appliances, including a fridge/freezer, dishwasher, double oven, and gas hob. Bi-fold doors lead out to a private rear garden, complete with a lawn, wood-decked patio, and a paved seating area—perfect for outdoor entertaining.

Upstairs, the rear-facing master bedroom boasts mirrored built-in wardrobes, carpeting, a wall-mounted TV point, and a stylish en-suite shower room with quality tiling. The second double bedroom is set to the front and includes a built-in wardrobe, while the third flexible bedroom is set to the rear, and also features carpeting and spotlighting. A contemporary family bathroom completes the upper level, offering a stylish three-piece suite, a rainfall shower over the bath, tiled flooring, and splash walls.



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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Newcraighall is a popular residential area situated on the eastern side of Edinburgh, conveniently located next to the Portobello/Musselburgh bypass, providing quick access to the M8 and M9 motorways. The district is well-served by excellent schools, higher education institutions, and nearby hospitals. It benefits from efficient transport connections, with frequent bus services to Edinburgh city centre and surrounding areas. Additionally, both Newcraighall Park and Ride

and Newcraighall train station are within close proximity. The area boasts a wide array of local amenities and leisure options, including cinemas, a gym, a variety of restaurants and coffee shops, and major retail outlets at Fort Kinnaird Retail Park. For outdoor enthusiasts, Holyrood Park and the Portobello Esplanade offer walking, jogging, and cycling opportunities, with several golf courses also nearby.





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