



1 Princess Mary Road, Newcraighall, Edinburgh, EH16 4FU

Bright, Stylish & Immaculate, Three-Bedroom, End-Terrace Home with Garden

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Property Description

Bright, stylish, and move-in ready, this immaculate three-bedroom end-terraced home is set within a popular modern development in Newcraighall, southeast of Edinburgh city centre. The property enjoys a quiet setting and boasts a private rear garden, ideal for family living.

Comprises an entrance hall, a living room, a dining kitchen, three bedrooms, a family bathroom, a ground-floor WC and a utility room.

Finished with contemporary fittings and light, tasteful decor, highlights include a stylish kitchen, modern bathroom suites, and patio doors to the garden. In addition, there is gas central heating, double glazing, multiple TV points, and good storage provision, including a boarded loft, accessed via a ladder.

Externally, benefits include a rear garden with a paved patio, lawns and a storage shed. The development includes unrestricted street parking, visitors' parking bays, and well-maintained grounds, including a play park.

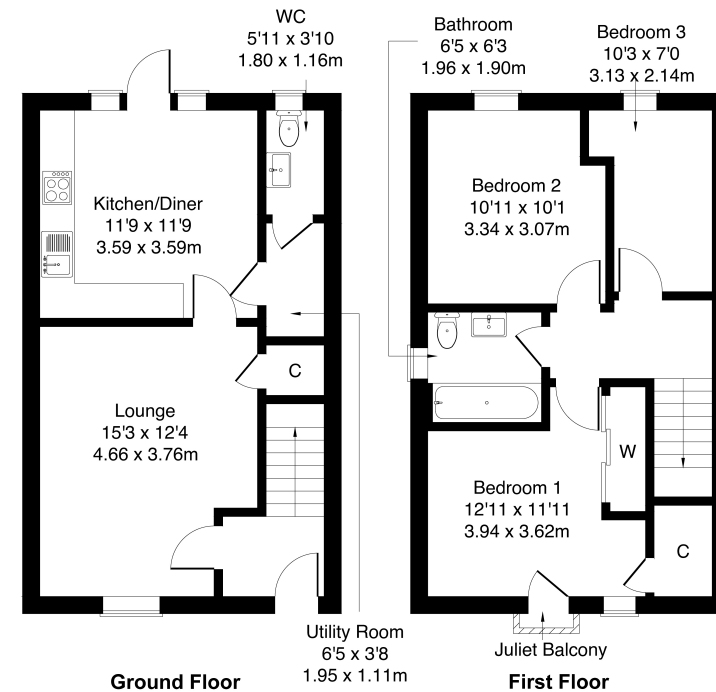
A welcoming entrance affords access to the carpeted stairs leading to the upper hall, and opens into a tastefully finished living room, enjoying a sunny, southerly aspect, bathed in natural light and benefits from a handy built-in storage cupboard. To the rear, a contemporary dining kitchen offers an ideal space for everyday meals and entertaining, with patio doors opening directly onto the garden. The kitchen is well-appointed with modern cabinetry, stone-effect worktops, a tiled splashback, and integrated appliances including an oven, gas hob, and dishwasher. Adjacent to the kitchen, a separate utility room provides additional storage and laundry space, while a stylish ground-floor WC completes the lower level.

Upstairs, the generously sized principal bedroom is positioned to the front and features excellent built-in storage, a Juliet balcony, carpeted flooring, and a wall-mounted TV point. Two further versatile bedrooms overlook the rear garden, perfect for children, guests, or a home office. A modern family bathroom with a three-piece suite, a shower over the bath, and tiled splash walls completes the accommodation.



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Approximate Gross Internal Area: (883 sq ft - 82 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 well-established residential area located to the south of Edinburgh city centre, known for its wide variety of family-friendly housing. Local shops are conveniently spread throughout the area, and residents benefit from excellent access to several major supermarkets, including a Lidl on Niddrie Mains Road, a Morrisons on Gilmerton Road, and an ASDA at The Jewel. For a broader retail experience, Cameron Toll, Straiton, and Fort Kinnaird retail parks offer a wide selection of high-street stores and additional supermarkets. The area is rich in green spaces and

outdoor amenities, with nearby attractions such as the Braid and Pentland Hills, Craigmillar Castle, and Duddingston Golf Course providing plenty of recreation opportunities. Newcraighall is also ideally situated for access to the Royal Infirmary and the University of Edinburgh. A full range of schooling options is available locally, from nursery through to senior level. Regular public transport services ensure easy connectivity to the rest of the city.





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