



17 Ferguson Rigg, Newcraighall, City of Edinburgh, EH21 8RL

Immaculate, Four-Bedroom Detached Home with Gardens & Driveway

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Property Description

Immaculate four-bed detached home with landscaped gardens, a driveway, generous interiors, and a high-quality finish, set in a sought-after Newcraighall family development. Comprises entrance hall, living room, dining/family room, kitchen, utility room, four bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC.

Finished to an exemplary standard, with an integrated fitted kitchen, quality bathroom suites, and contemporary flooring and lighting. Includes gas central heating, double glazing, multiple TV points, and good internal storage throughout the property.

Boasting a landscaped front lawn with a double driveway; and an enclosed rear garden with a paved patio, a synthetic lawn, and planting beds with mature shrubbery. This Ideal family home with light modern decor throughout, offers all quality appliances and furnishings for inclusion in the sale.

Step into this stylish family home via a welcoming entrance hall, featuring a useful cloak area, stylish wall panelling, a quality carpeted staircase, and an elegant bannister. The front-facing lounge is bright and inviting, boasting contemporary flooring, a striking feature fireplace with a remote-controlled electric fire, a TV point, and practical under-stair storage. Flowing seamlessly from the lounge is a spacious dining/family room with matching modern flooring, a wall-mounted TV point, and spotlighting, offering flexible space for entertaining, relaxing, or working from home. The well-appointed kitchen is fitted with sleek white gloss units, stone-effect worktops, a tiled surround, and integrated appliances including an induction hob, oven, dishwasher, and fridge/freezer, with ample room for casual dining and French doors open directly onto the rear garden, perfect for indoor-outdoor living. A separate utility room provides additional worktop space and houses a Samsung washer and dryer, with access to a convenient ground-floor WC.

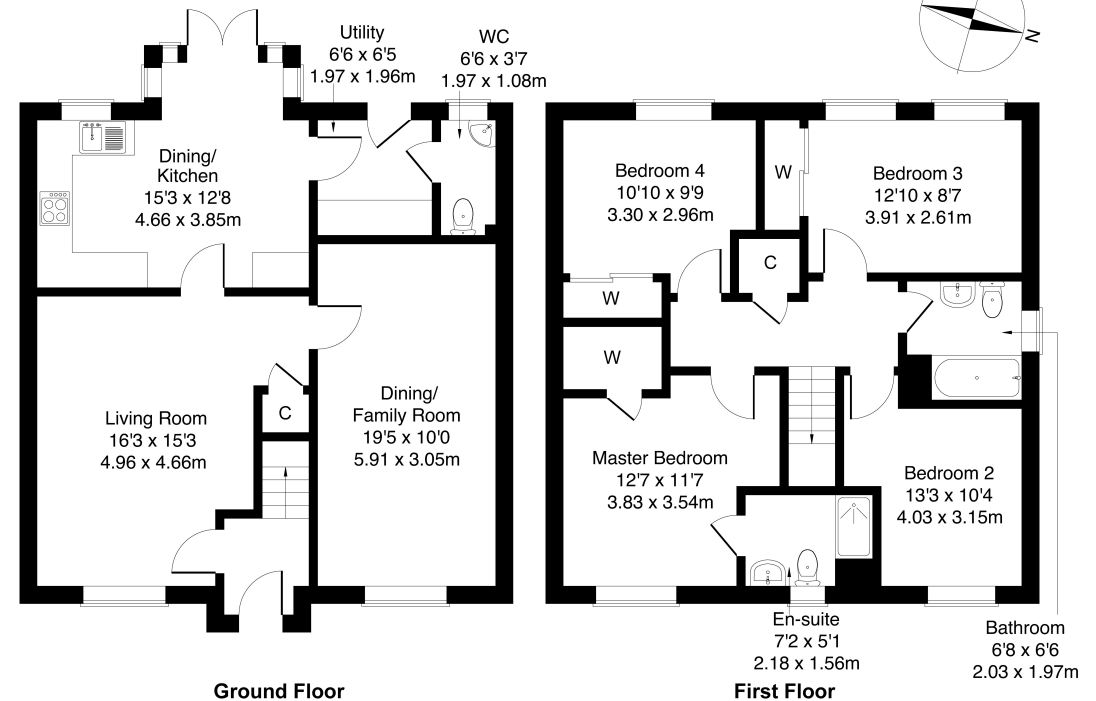
Upstairs, the principal bedroom benefits from a built-in wardrobe, carpeted flooring, a wall-mounted TV point and a contemporary en-suite shower room. Three further well-proportioned bedrooms each feature TV points and carpeted flooring, with two also enjoying built-in wardrobes with mirrored doors. A stylish family bathroom completes the accommodation, featuring a modern three-piece suite, a mains shower over the bath, tiled splash walls and a ladder-style radiator.

All furnishings are available for inclusion in the sale by separate negotiation.



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Approximate Gross Internal Area: (1378 sq ft - 128 sq m.)



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

Area Description





Located in the southeast of Edinburgh, Newcraighall is a desirable and well-connected family area. Residents benefit from nearby Fort Kinnaird for extensive shopping, dining, and entertainment, as well as local schools and green spaces. The area offers excellent transport links, including Newcraighall train

station, regular bus services, and quick access to the A1 and City Bypass, making it ideal for commuters. This modern development also features maintained communal grounds and visitor parking, creating a peaceful, community-focused environment just minutes from the city.





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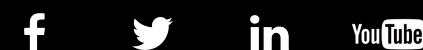
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Estate Agents and Solicitors



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