



18 Hoffmann Place, Edinburgh, EH15 3FD

Light & Beautifully Presented, Three Bedroom Detached Home.

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Property Description

Light and beautifully presented, three-bedroom, detached home, with gardens, a driveway and an integrated garage. Located on a corner plot in a modern residential development in the Newcraighall area, southeast of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, utility room, two double bedrooms, a single bedroom, an en-suite, a family bathroom and a ground floor WC. Highlights include a modern fitted kitchen and bathroom suites, contemporary flooring and lighting, and good storage provision. Tastefully finished and ready to move in, there are multiple TV and phone points, gas central heating, and double glazing. Externally there is a double driveway and a lawn to the front, whilst a south-facing rear garden includes a lawn and patio. The development also offers additional unrestricted on-street parking and visitor spaces, and well-maintained communal grounds.

A carpeted entrance hall gives access to the lounge and stairway and offers space for outerwear. Front facing, the living room features carpeted flooring and access to a deep under stair store.

South facing to the rear, a stylish kitchen features French patio doors to the rear garden and contemporary tiled flooring which continues into a utility room featuring a worktop and further garden access door. Modern fitted units include wood-effect worktops with matching upstand, sink with drainer, unit downlights, and an integrated dishwasher, oven, and gas hob with a canopy above. Set off the utility room is a generous WC with a rear-facing window, wall mirror and a two-piece suite.

On the first floor, a dual-aspect master bedroom offers ample space for freestanding storage and features an en-suite shower room with an integrated cubicle. A further double bedroom is set to the front, with a built-in wardrobe and carpeted flooring, whilst a flexible third bedroom is rear facing and currently used as a games/office room.

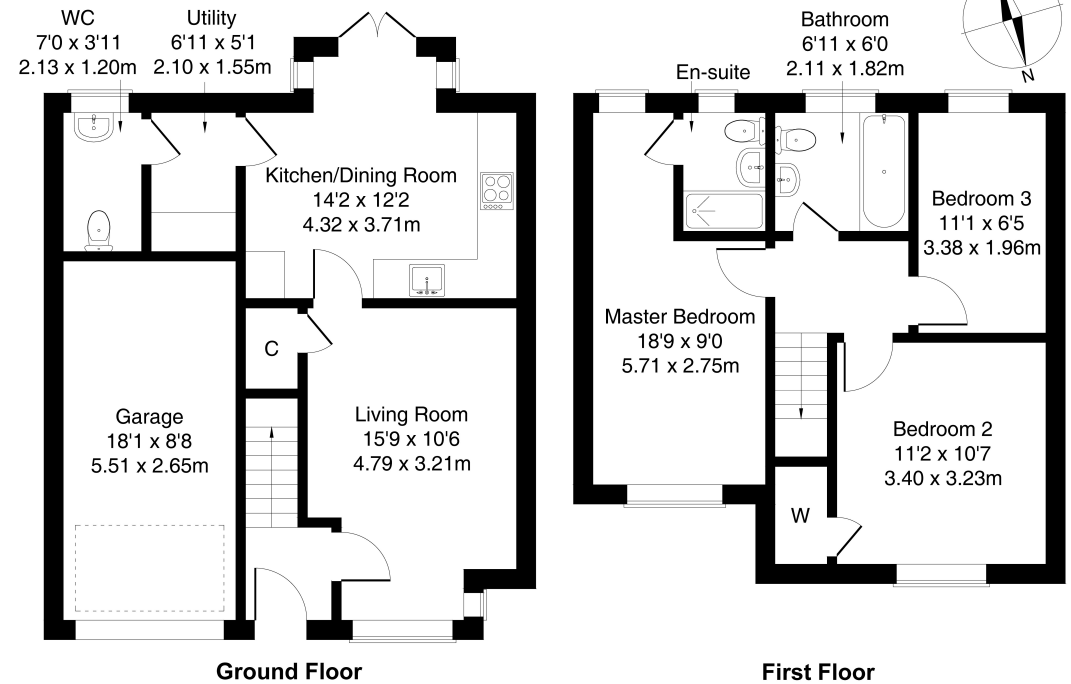
A bright family bathroom has a rear-facing window and is fitted with a three-piece suite, tiled splash walls and wood-effect flooring.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (1076 sq ft - 100 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 residential district lying on the east side of the city, adjacent to the Portobello/Musselburgh bypass which connects to the M8 and M9 motorways. Lying within easy reach of excellent schools, higher education, and hospitals, the area also offers efficient transport links, including frequent bus services to the city centre and surrounding areas. In addition, Newcraighall Park and Ride and Newcraighall train

station are located nearby. Newcraighall offers a fantastic range of local amenities and leisure activities, including cinemas, a gym, restaurants, coffee shops, and major shopping outlets at Fort Kinnaird Retail Park. Holyrood Park and the Portobello esplanade offer opportunities for walking, jogging and cycling and there are several golf courses located nearby.





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