



9 Quarry Cottages, Newcraighall Road, Newcraighall, Edinburgh, EH15 3HJ

Four Bedroom, Mid-Terrace, Converted Farm Cottage Over Two Levels

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Property Description

Well presented, four-bedroom, mid-terrace, converted farm cottage over two levels with a private garden. Located in the popular Newcraighall area, to the southeast of Edinburgh.

Comprises an entrance vestibule, hall, living/dining room, kitchen, three double bedrooms, one single bedroom, a bathroom and a ground floor WC.

Features include gas central heating, uPVC double glazing and a modern kitchen with appliances.

Externally the property benefits from a private rear garden laid to lawn, with patio areas, and ample parking to the front of the property.

The entrance vestibule opens up into the hall which provides access throughout the majority of the ground floor including a convenient WC and storage cupboard. Set to the rear, the living/dining room features carpeted flooring, a central light fitting, an understair cupboard, a press cupboard and a decorative stone fireplace surround.

Set off the living room with access to the rear garden, the kitchen is fitted with contemporary units, stone effect worktops, a tiled surround and a stainless steel sink with drainer. Appliances include an integrated oven and gas hob; a freestanding washing machine; whilst a freestanding fridge and freezer are available by negotiation.

Set to the front, bedroom one has a decorative cornice, carpeted flooring, a TV wall mount and press shelving; whilst bedroom two is also on the ground floor, set to the rear, with carpeted flooring.

Upstairs, two further bedrooms are similarly well finished, both with carpeted flooring, central light fittings and ample space for freestanding bedroom furniture. Completing the accommodation, the bathroom is fitted with a three-piece suite, a separate shower cubicle with an electric unit and tiled splash walls.

A 360 Virtual Tour is available online.

mov⁸ **9 Quarry Cottages, Newcraighall Road Newcraighall, Edinburgh EH15 3HJ**
REAL ESTATE Estate Agents and Solicitors **Approximate Gross Internal Area: (1033 sq ft - 96 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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