



8 Park View, Newcraighall, Musselburgh, City of Edinburgh, EH21 8RP

Light & Beautifully Presented, Two-Bedroom, Main Door, Lower Villa with Private Garden

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Light and beautifully presented, two-bedroom, main door lower villa, with a private garden, set adjacent to the open spaces of Newcraighall Park. Conveniently located on a quiet side street, in an established residential area of Newcraighall, East Lothian.

Comprises a vestibule, hallway, living room, kitchen, two double bedrooms, and a shower room.

Tastefully finished throughout, highlights include a stylish modern kitchen, a bright shower suite, and contemporary flooring. In addition, there is gas central heating, double glazing, tall ceilings, a bay window for the lounge, and generous room sizes.

Externally, the property benefits from a private southerly-facing front garden, including a lawn, patio and store shed, with a leafy view towards parklands beyond.

The convenient location offers excellent transport links via road, bus and rail (Newcraighall Station); whilst extensive shopping is readily accessed at Fort Kinnaird.

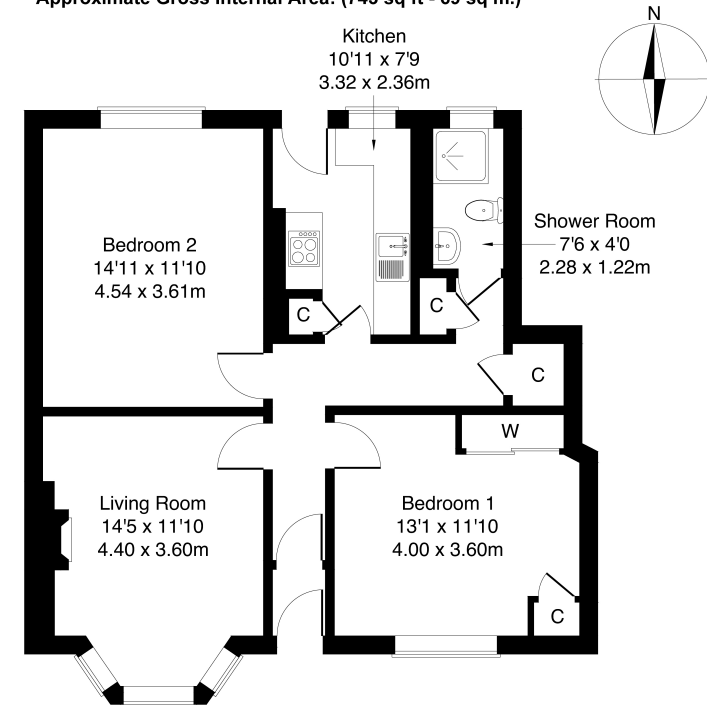
A welcoming vestibule offers space for outerwear and opens to the main hallway, affording access throughout the property, including two convenient storage cupboards. Set to the front, a tastefully finished lounge has a bay window enjoying a southerly aspect, a feature fireplace surround, plain coving and wood effect flooring. To the rear, with access to the residential street parking, a stylish kitchen features a built-in store cupboard and wood effect flooring; whilst modern fitted units include wood effect worktops, a tiled surround, a sink with a drainer; an integrated electric oven and a gas hob; and a freestanding fridge and freezer.

Two well-presented double bedrooms are set to opposite aspects, offering a generous room size, with the rear-facing bedroom including carpeted flooring and a central pendant light fitting. Bedroom one is set to the front with wood-effect flooring, a large built-in wardrobe and a store cupboard. Completing the accommodation, a bright shower has a rear-facing window and includes a modern suite with a mains shower mixer, tiled splash walls and wood effect flooring.



8 Park View, Newcraighall, Musselburgh, EH21 8RP

Approximate Gross Internal Area: (743 sq ft - 69 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 Edinburgh 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 walking, jogging and cycling opportunities, with several golf courses also located nearby.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

