



4 Wantonwalls View
Edinburgh, EH21 8QR

A

"4 Wantonwalls View is an immaculately presented, bright and spacious 4 bedroom detached family home with integrated garage"

- HALL
- LIVING ROOM
- KITCHEN/DINING ROOM
- SITTING ROOM
- UTILITY ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- FAMILY BATHROOM
- GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS









LOCATION

Newcraighall is a popular, thriving and vibrant residential area located to the east of the city centre. Within easy reach there is a wide selection of High Street shopping at Fort Kinnaird Retail Park and an Asda Superstore.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Newcraighall railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Jack Kane Leisure Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's, Puregym and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.



DESCRIPTION

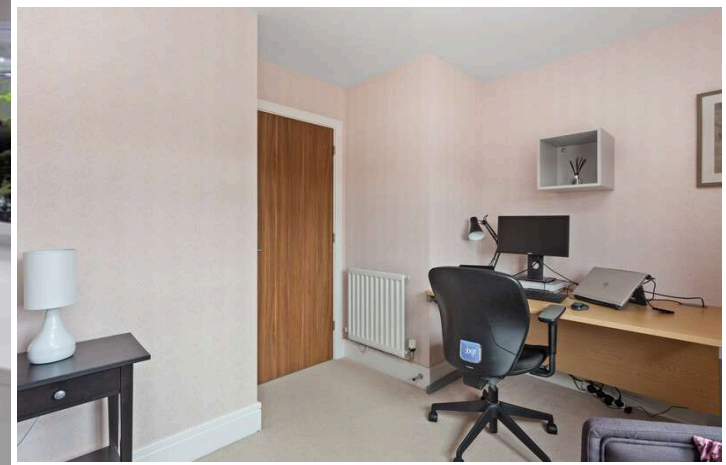
4 Wantonwalls View is an immaculately presented, bright and spacious 4 bedroom detached ex show home with integrated garage, offering flexible and generous accommodation over ground and first floor and situated in a quiet residential cul-de-sac.

The accommodation comprises: welcoming hallway with carpeted stair leading to the 1st floor; north facing living room with views across well maintained communal ground; bespoke kitchen/dining room with stylish fitted units and quality worktops and large enough to accommodate a table and chairs seating 8 with French doors leading to rear garden; utility room and W.C off; sitting room with patio doors leading to the enclosed garden; upper landing with hatch to attic; double bedroom 1 with built in mirrored wardrobes and modern en-suite shower room; rear facing double bedroom 2 with built in wardrobe space; rear facing double bedroom 3; front facing double bedroom 4 and a family bathroom with three-piece white suite, including a bath with mains fed shower completes the accommodation. Externally, the property has a low maintenance front garden with a brick driveway, and an enclosed rear garden with decking and shrubbery. Further benefits include gas central heating; double glazing, parking for 2 vehicles at the front of the garage, and well-maintained communal grounds and green spaces with additional visitor parking bays.

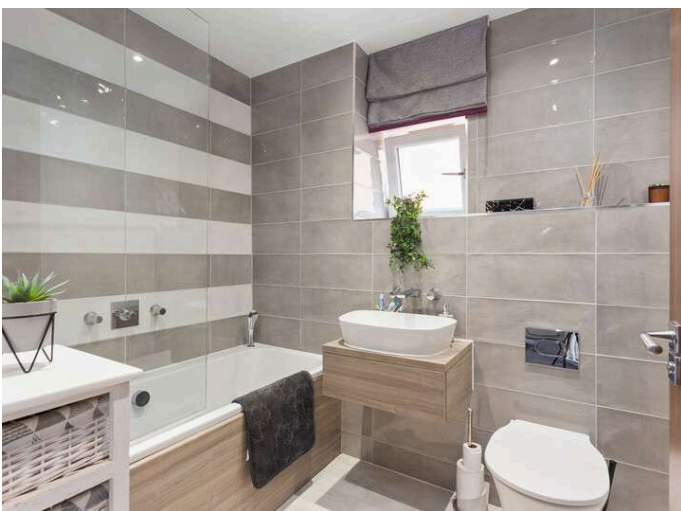
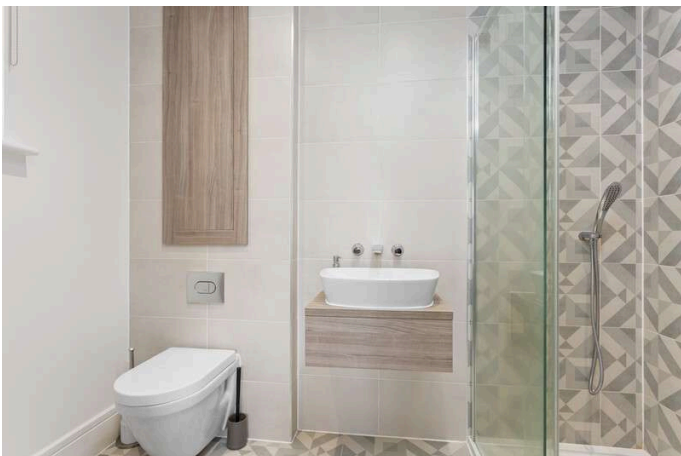
The energy efficiency rating for this property is band C

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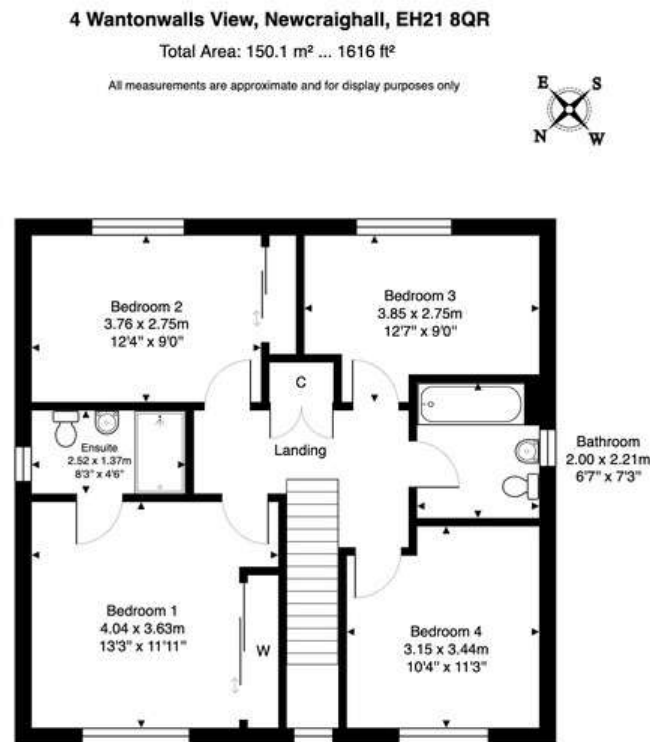




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Ground Floor



First Floor



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