










Offers Over

£360,000

8 Wantonwalls View

Newcraighall | Edinburgh | EH21 8QR

Impressive, beautifully presented 3 bedroom detached villa with attractive private gardens, driveway and garage. Forming part of a desirable modern development, quietly located within the popular Newcraighall district of the city, yet conveniently positioned close to the A1 linking the City Bypass, excellent shopping facilities including Fort Kinnaird Retail Park together with good transport links with bus and train services close by.

-  3 Bedrooms
-  2 Public room
-  2 Bathroom
-  Private gardens
-  Drive & Garage
-  EPC Rating – C
-  Council Tax Band - F



Description

Offered to the market in true move-in condition, this delightful, light-filled home enjoys a pleasant open aspect to front and shall undoubtedly appeal to the professionals, families or buyers looking to downsize and merits internal viewing to be fully appreciated. In brief the accommodation comprises; entrance hallway with useful two piece WC apartment together with a practical utility cupboard with shelving and plumbing for washing machine. In addition, there is also direct access to the integral garage from the hallway. The kitchen/diningroom is a fantastic feature of this home providing direct access to the rear garden. The kitchen itself is fully integrated with ample wall and base units, complementary worktops incorporating the Induction hob with hood above, separate built-in oven and microwave with integrated fridge freezer and dishwasher. The semi open-plan lounge is a lovely space for relaxing, again enjoying a pleasant aspect over the rear garden. A carpeted staircase from the hall leads to the upper floor with further storage provisions and provides access to all three bedrooms and family bathroom, which comprises of a white three piece suite with shower attachment. The principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room with white suite and mains shower. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Induction hob, oven and hood, integrated fridge freezer and dishwasher.

Gardens, driveway & garage

There are private gardens to the front and rear of the property together with a driveway leading to the single garage with power and light. The fully enclosed rear garden is mainly laid to lawn with decked patio and there is side access with gate.

Factors

There is a factoring fee of approx. £105 per year to Newton Property Management for the upkeep of the communal garden grounds.

Viewing

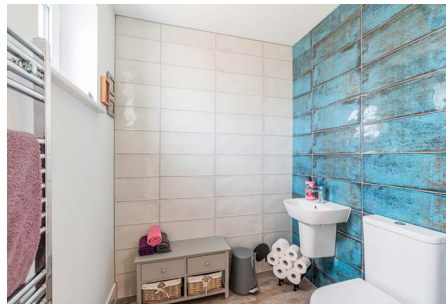
By appointment with Neilsons on 0131 625 2222.



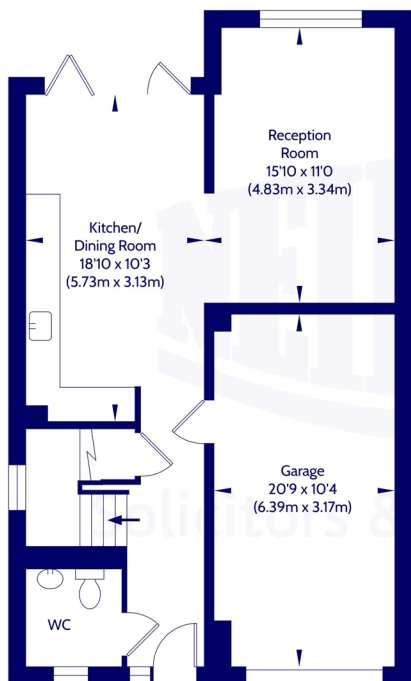


Location

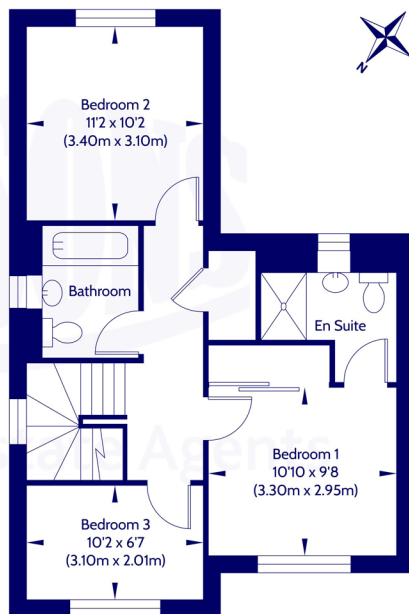
Wantonwalls View forms part of a lovely modern development in the popular Newcraighall district of Edinburgh, situated to the East side of Edinburgh with excellent shopping facilities on hand including a 24hour Asda, The Range and the Fort Kinnaird Retail Park, offering a large variety of High Street stores, all within walking distance. A regular bus service operates to and from the City Centre and to most surrounding areas and Newcraighall train station is just a short walk away. Excellent commuting links are on hand including the A1 linking the City Bypass and beyond to Scotland's main motorway network system. The neighbouring district of Musselburgh offers further shopping outlets with the delightful Musselburgh Harbour and River Esk providing lovely walks. In addition, the property is also within easy reach of Newhailes Estate with café and kid's playpark with a variety of outdoor pursuits available. Ballantyne Health Club & Spa is just a short walk away with a Pure Gym located within the retail park and for families, educational facilities range from nursery to secondary level within the vicinity.



Approx. Internal Area 96.85 Sq M / 1042 Sq Ft.
Not to scale. For identification only.
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Ground Floor



First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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