



## Redcroft House

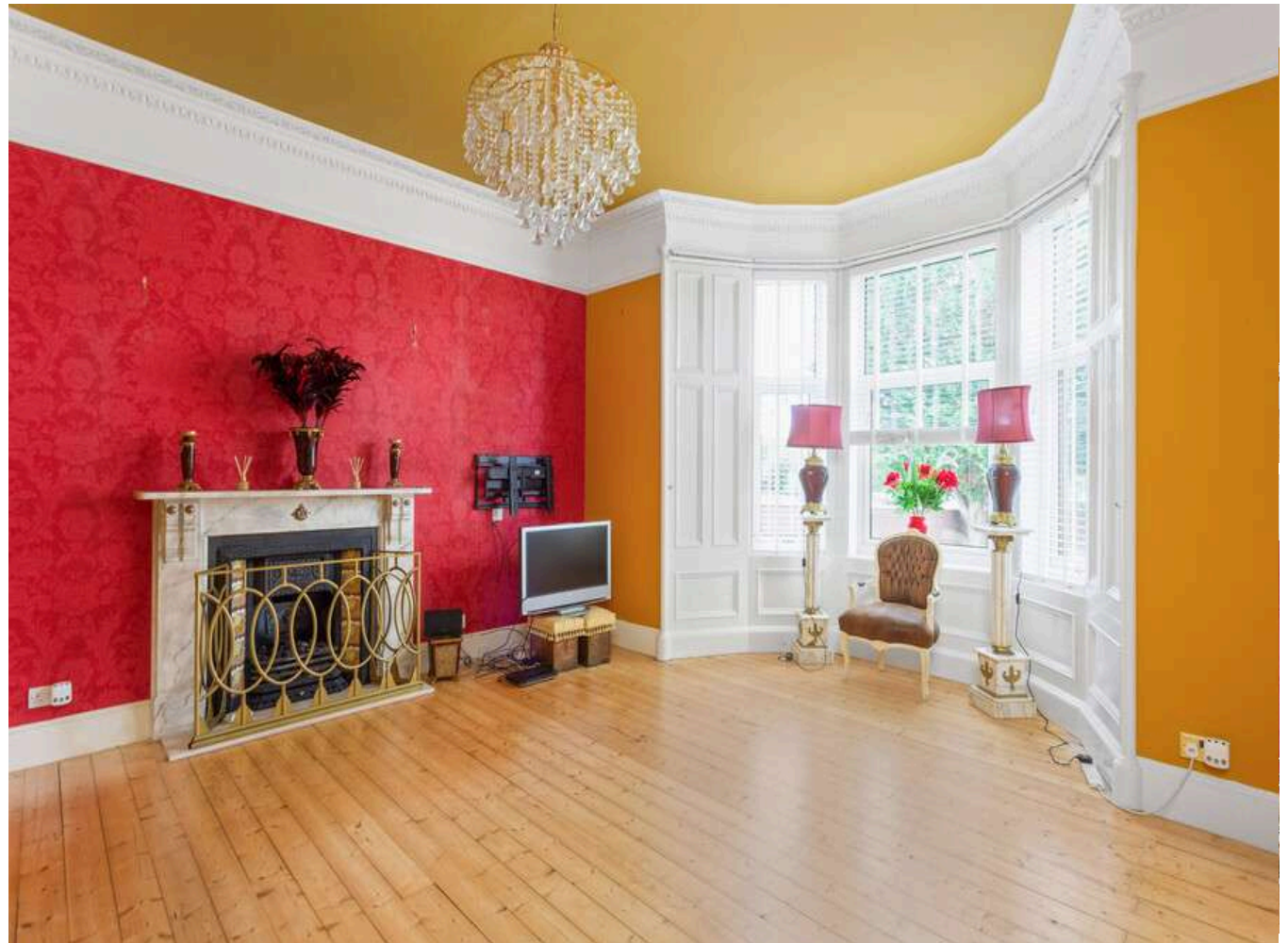
Whitehouse Road, Newcraighall, EH22 1SQ

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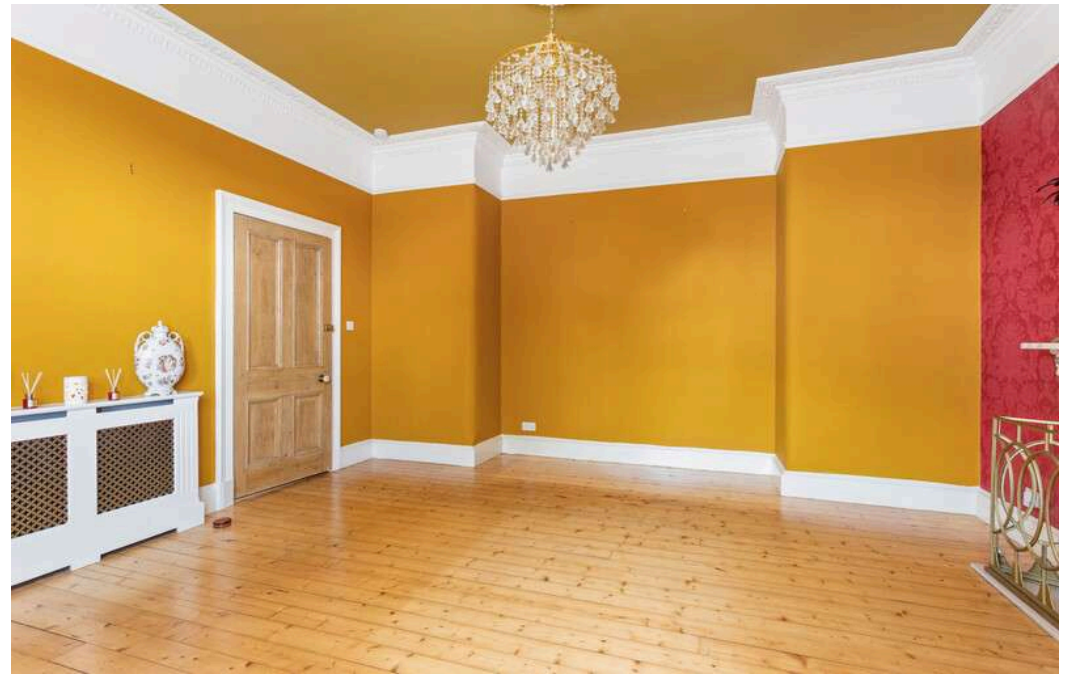
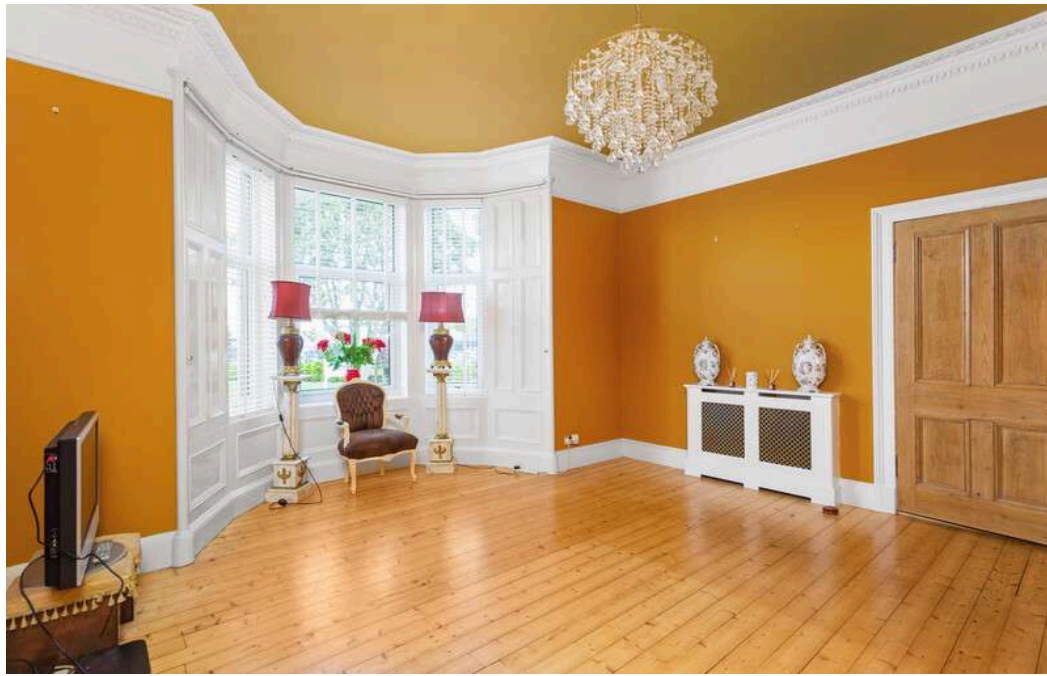


# "Redcroft House is an exquisite detached house with extensive grounds offering great development potential"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- DINING / SITTING ROOM
- UTILITY ROOM
- BATHROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 (DOUBLE)
- BEDROOM 5 (DOUBLE)
- BATHROOM
- GATED ACCESS TO GROUNDS
- CARRIAGE STYLE DRIVEWAY
- APPROXIMATELY 3 QUARTER ACRE LAND
- MULTIPLE OUTBUILDINGS
- EXCELLENT LOCAL AMENITIES







Redcroft House, Whitehill Road, Newcraighall, EH22 1SQ









## 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 Kinraid Retail Park and an Asda Superstore.

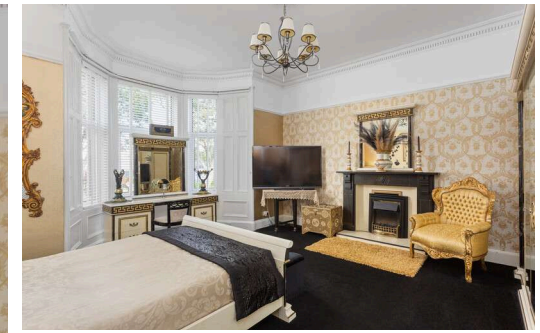
The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Newcraighall railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good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

## EPC RATING

The energy efficiency rating for this property is band D

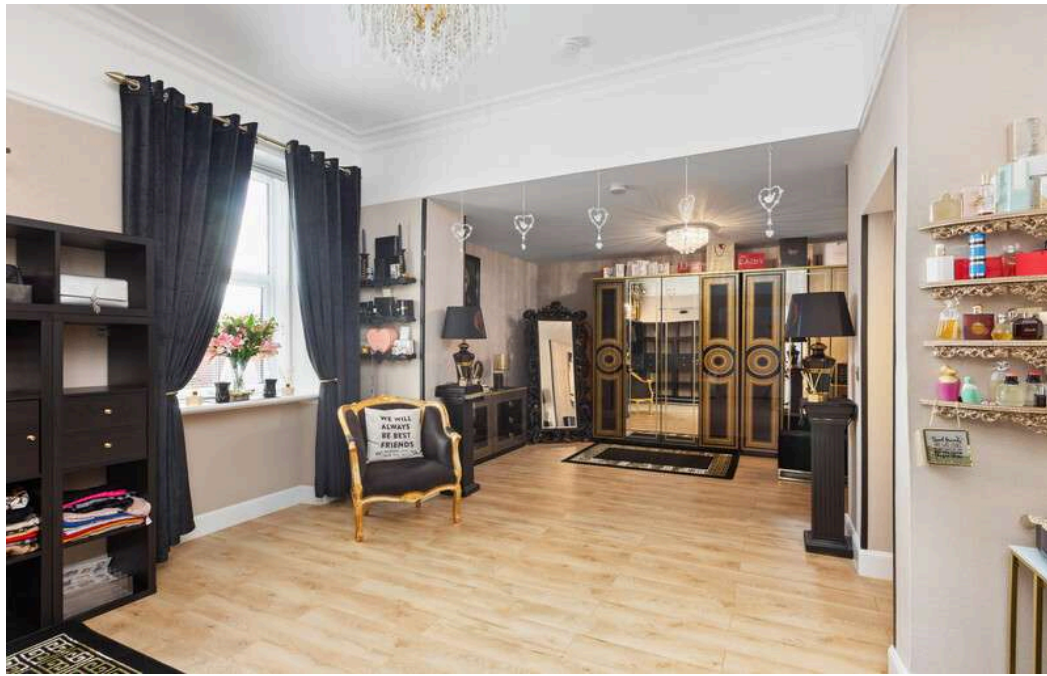


## DESCRIPTION

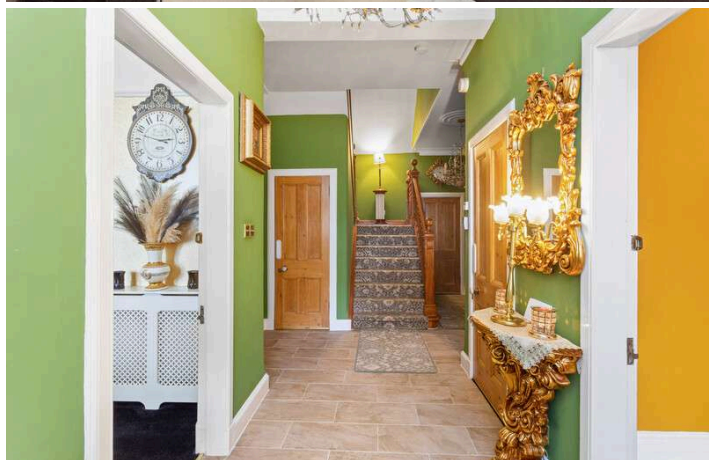
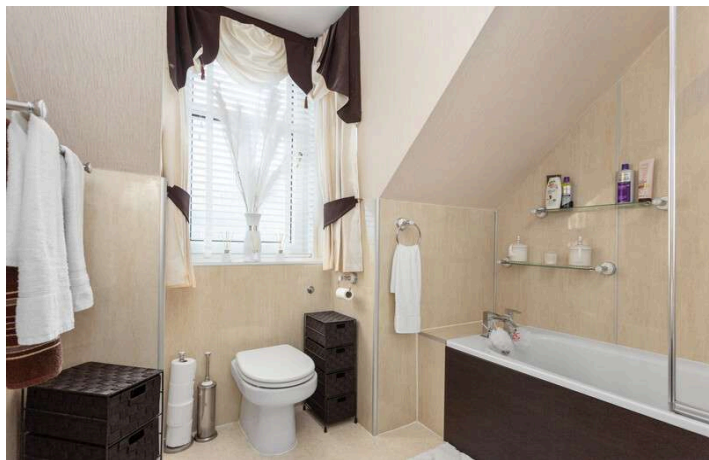
Redcroft House is an exquisite and unique, 5-bedroom detached house with a flexible layout and extensive grounds offering great development potential, subject to local planning & building consents. The property is accessed via secure gates, to a carriage style driveway with space for multiple vehicles. The exquisite accommodation comprises: entrance vestibule; impressive welcoming hallway with two cupboards off, understair storage and WC; bright living room with feature bay window allowing natural daylight to flood in and fireplace; generously sized, stylish fitted kitchen with ample base and wall-mounted units with stone worktops, range style cooker, integrated appliances and access to rear garden; dining / sitting room with shelved recess and feature decorative fireplace; utility room with sink and twin windows; exceptionally spacious double bedroom 1 with dressing area; front facing double bedroom 2 with bay window; contemporary bathroom with jacuzzi style bath with shower hose attached to mains tap, his and hers sinks and walk-in shower off; carpeted return landing staircase leading to upper landing with cupboard off; 3 additional, well-proportioned, double bedrooms and bathroom with mains operated shower over bath. Further benefits include: occupying approximately 3 quarter acre of land; the external grounds are made up of lawn areas to the front and side of the property; enclosed patio area to the rear with additional driveway and secure gate access to street; from the front of the property there is secure gate leading to a sizable yard with multiple outbuildings; excellent local amenities and great transport links.

Redcroft House, Whitehill Road, Newcraighall, Edinburgh, EH22 1SQ









Redcroft House Whitehill Road, Newcraighall, EH22 1SQ



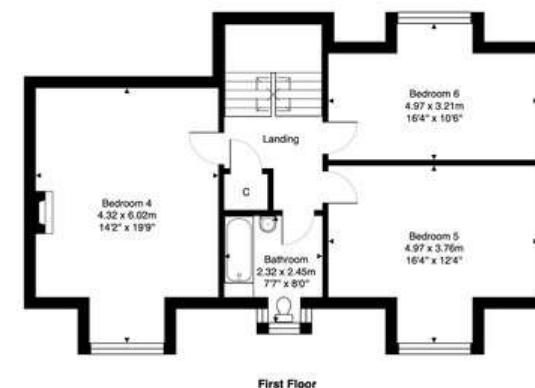
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 254.4 m<sup>2</sup> ... 2738 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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