



7 Paton Place
Newcraighall, EH21 8SU

A

"7 Paton Place is a beautifully maintained, bright and spacious four-bedroom detached family home"

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









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 & Musselburgh railway stations connect 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 Musselburgh Leisure Centre, on the nearby Portobello promenade by the Swim Centre, Tumbles 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 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

7 Paton Place is a beautifully maintained, bright and spacious four-bedroom detached family home located in a sought-after, exclusive residential development. This move-in-ready property offers well-appointed accommodation and comprises: welcoming entrance hall with under stair storage cupboard as well as access to the integral garage; generously sized open-plan kitchen with upgraded units and dining area features bi-fold patio doors that fill the space with an abundance of natural light, leading out to a large and enclosed rear garden; bright and spacious living room; fully tiled contemporary WC; carpeted staircase leads to the upper floor, where you'll find the rear-facing double bedroom 1 with ample built-in wardrobes and modern ensuite shower room with a double cubicle and mains-powered shower; three additional double bedrooms provide versatility, with one currently used as a home office and a stylish family bathroom with shower over the bath completes the upstairs accommodation. Externally, the front garden is laid to lawn, with a monobloc driveway offering parking for two cars and access to a single garage with an up-and-over door. A side gate leads to the enclosed rear garden, primarily laid to lawn with a raised patio extending from the kitchen's bi-fold doors, ideal for summer entertaining. Additional features include gas central heating, double glazing, partially floored attic and unrestricted on-street parking.

EPC RATING

The energy efficiency rating for this property is band C

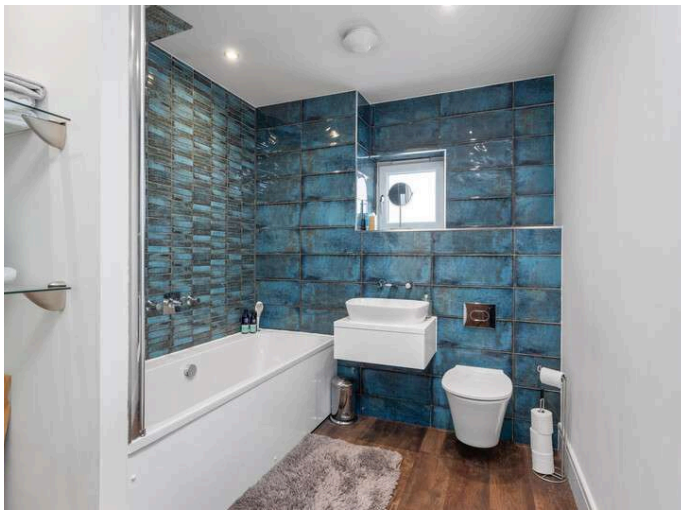
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7 Paton Place, Newcraighall, EH21 8SU



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



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