










Offers Over  
**£290,000**

## 32 Benhar Road

Newcraighall | EH21 8RR

This impressive, beautifully presented end terraced villa forms part of an established modern development situated close to excellent amenities and commuting links. The property is offered to the market in true move-in condition and would undoubtedly appeal to professionals and families.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms & WC
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



## Description

In brief the attractive accommodation comprises; welcoming entrance hallway with useful storage facilities and WC, spacious and bright reception room with storage, stunning fitted kitchen/dining with bar area and door to the rear garden, light and airy principal bedroom with mirrored fitted wardrobes and contemporary shower room, two further well proportioned bedrooms and modern bathroom with separate shower enclosure. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

To the front lies an attractive area of lawn with path leading to the front door. The landscaped, well maintained private garden to the rear is fully enclosed and mainly laid with patio areas and artificial lawn, providing the ideal space to enjoy outside dining/relaxing! Resident's parking can be found within the development.

## Factor

The development is managed by James Gibb for a quarterly fee of approx. £37. This includes cleaning services, gardening, any repairs/maintenance of communal areas, inspection services and James Gibb fees.

## Viewing

By appointment through Neilsons 0131 625 2222.





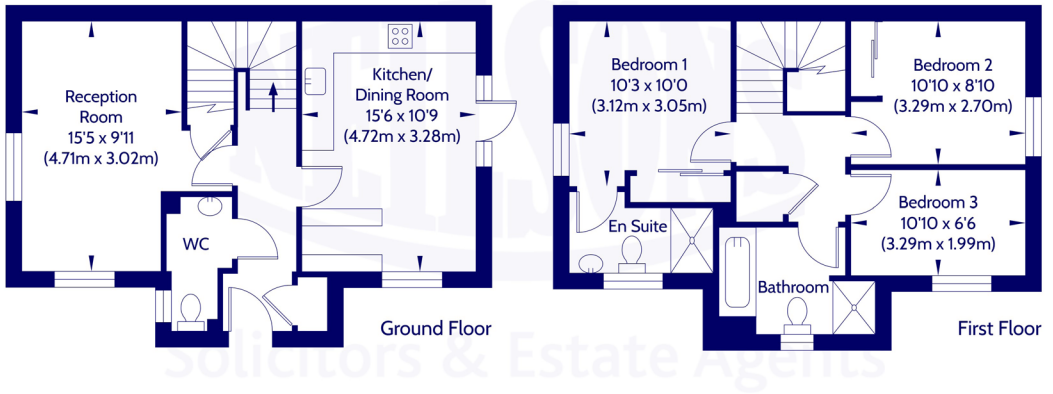
## Location

Newcraighall is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots the Chemist, and Next as well as an Odeon cinema and a variety of restaurants. Portobello and Musselburgh are within close proximity offering a further range of smaller retailers, restaurants and many pleasant walks along the promenades as well as Newhailes Park and National Trust House. Further leisure facilities are available including Portobello and Musselburgh Golf Courses, Jump in trampoline center, Power Soccer 5 a side Football Centre and both indoor and outdoor bowling Centres. The property is within the catchment area of good schools at both primary and secondary level and the area is well served by good bus services to and from Edinburgh's City Centre. The City By-pass is close by and links you to the main motorway network.





Approx. Gross Internal Floor Area 88.04 Sq M / 947 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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