

NEWCRAIGHALL

69 BONNYBRIDGE DRIVE  
EH15 3FB



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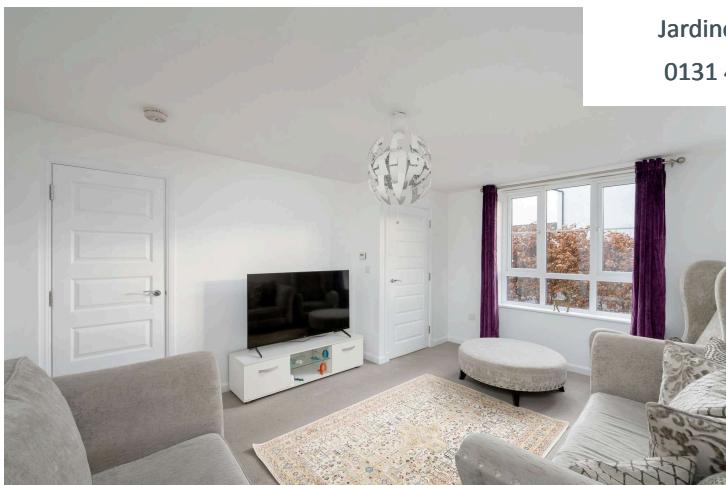
EPC RATING: C

FIXED PRICE £270,000

#### PROPERTY DESCRIPTION

- Hall with stairs to first floor and access to the insulated loft space from the landing
- Large bright living room – perfect for relaxing
- Spacious kitchen/dining room with wide range of white kitchen units & appliances, lots of space for dining & entertaining and French doors out to the rear garden
- Utility room with space for washing machine leading to
- Handy downstairs wc
- Two double bedrooms – one with fitted wardrobes and storage cupboard
- Third single bedroom currently used as an office
- Modern bathroom with bath with mains shower over, sink, wc & chrome heated towel rail

- Regularly maintained gas central heating from wall mounted combi boiler located in the kitchen
- Upvc framed double glazed windows
- Open plan area of front garden and enclosed rear garden mainly laid to lawn with paved path
- Shared parking on the development
- £48 per quarter payable to Ross & Liddell to cover maintenance of communal grounds



#### VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850



## IMMACULATELY PRESENTED THREE BED TERRACED HOUSE IN POPULAR NEWCRAIGHALL DEVELOPMENT

Located minutes from all the retail and lifestyle amenities of Fort Kinnaird is this beautifully presented three bedroom home built only 8 years ago, still with an NHBC guarantee remaining. The property is ready to move into and would make an ideal home for first time buyers, professionals or a young family, with its roomy lounge, spacious open plan kitchen/diner with French doors to the garden, three good sized bedrooms, contemporary bathroom, downstairs wc and superb rear garden. With excellent transport links into the city centre, this would be perfect for commuters.

### AREA

Newcraighall is a very popular area in the southeast of the city - perfect for young professionals and young families who want to be slightly away from the hustle & bustle but still with excellent amenities on your doorstep. Fort Kinnaird Retail Park is a few minutes' walk away with its wide range of retail stores, cinema & restaurants, together with a further range of shopping available at The Jewel. There are excellent sport & fitness facilities at the Jack Kane Sports Centre or nearby Bannatyne Health Club & Spa. This is the perfect location for medical & research professionals working at Edinburgh Royal Infirmary and within Edinburgh BioQuarter, or staff at Queen Margaret University. The property is in the catchment for Niddrie Mill & St Francis RC Primary Schools and Castlebrae Community Campus & Holy Rood RC High Schools. There are a great range of fast & frequent bus links into Edinburgh city centre & across East Lothian, and

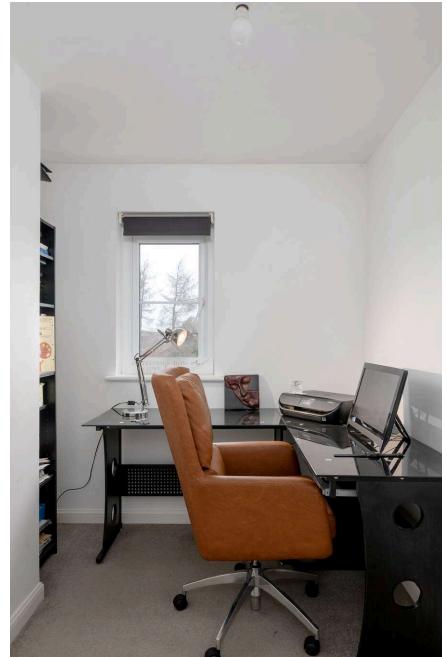
Newcraighall station operates regular rail services between Edinburgh & Tweedbank along the Borders Railway Line. There is also very easy access onto the A1 and Edinburgh City Bypass leading to the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, integrated fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£270,000

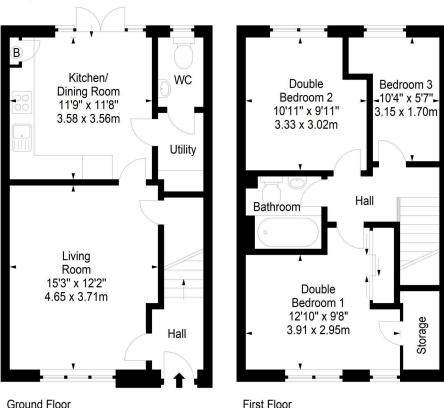


Living room	15'3 x 12'2 (4.65 x 3.71m)
Kitchen/dining room	11'9 x 11'8 (3.58 x 3.56m)
Bedroom 1	12'10 x 9'8 (3.91 x 2.95m)
Bedroom 2	10'1 x 9'11 (3.33 x 3.02m)
Bedroom 3	10'4 x 5'7 (3.15 x 1.70m)

Bonnybridge Drive,  
 Edinburgh,  
 Midlothian, EH15 3FB

 SquareFoot

Approx. Gross Internal Area  
 885 Sq Ft - 82.22 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2025



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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