

COULTERS[©]



6 HOPPER GARDENS

NEWCRAIGHALL, EDINBURGH, EH21 8RJ

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This exceptionally well-presented three-bedroom semi-detached home enjoys a thoughtfully laid out interior and generous outdoor space, making it ideal for modern family living. Upon entering, you are welcomed into a bright sitting room that offers a comfortable space to relax and entertain. Beyond this, the heart of the home unfolds in the open-plan kitchen-come-dining area, where integrated appliances combine style with practicality and French doors open out to the rear garden, seamlessly connecting indoor and outdoor living. A convenient downstairs WC completes the ground floor accommodation.

KEY FEATURES



Beautifully presented semi-detached house.



Three double bedrooms.



Private front and rear gardens.



Driveway parking.



A range of amenities located a nearby Fort Kinnaird.



Within walking distance of Newcraighall Train Station.



EPC Rating - B



Council Tax Band - E





Upstairs, there are three good-sized bedrooms, with the principal room featuring built-in storage to maximise space and organisation. The fully tiled family bathroom is finished to a high standard and includes an overhead shower, presenting a clean and contemporary feel. Additional storage can be found in the loft, accessed from the first floor.

Outside, the property continues to impress with driveway parking for two cars to the front, a neatly maintained front garden, and a private rear garden featuring a paved dining area that is perfect for alfresco meals and summer gatherings, as well as a useful garden shed for storage. This home combines thoughtful design with practical features throughout, offering a comfortable and inviting place to live.





THE LOCAL AREA

Newcraighall is a popular residential area situated on the eastern side of Edinburgh, conveniently located next to the Portobello/Musselburgh bypass, providing quick access to the M8 and M9 motorways. The district is well-served by excellent schools, higher education institutions, and nearby hospitals. It benefits from efficient transport connections, with frequent bus services to Edinburgh city centre and surrounding areas. Both Newcraighall Park and Ride and Newcraighall train station are within close proximity (roughly 10 minutes walk), in addition Musselburgh train station (linking to East Lothian and Dunbar, as well as the city centre) is just a 20 minute walk.

The area boasts a wide array of local amenities and leisure options, including cinemas, a gym, a variety of restaurants and coffee shops, and major retail outlets at Fort Kinnaird Retail Park. For outdoor enthusiasts, Holyrood Park and the Portobello Esplanade offer walking, jogging, and cycling opportunities, with several golf courses also nearby. Musselburgh also provides schools in both the state and private sector.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The communal garden grounds around the development are factored by James Gibb at a cost of approximately £33 per quarter.





THIS KITCHEN'S FOR
Dancing

