

COULTERS[©]

1 HOFFMANN PLACE

NEWCRAIGHALL, EDINBURGH, EH15 3FD

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

1 Hoffmann Place is an inviting four-bedroom detached home, perfectly positioned within a tranquil and welcoming development. The inviting hallway immediately welcomes you, flowing into a generous sitting room that's ideal for cosy family evenings or entertaining friends. At the heart of the home, the spacious kitchen with integrated appliances and dining area opens through French doors to the beautifully landscaped rear garden, creating a bright and airy space for both everyday living and special gatherings. A handy utility room, also with garden access, adds practicality without compromising style.

KEY FEATURES



Beautifully present detached house.



Four double bedrooms, one with an en-suite.



Well maintained front and rear gardens.



Single garage and driveway parking for two cars.



Situated in the popular residential area of Newcraighall.



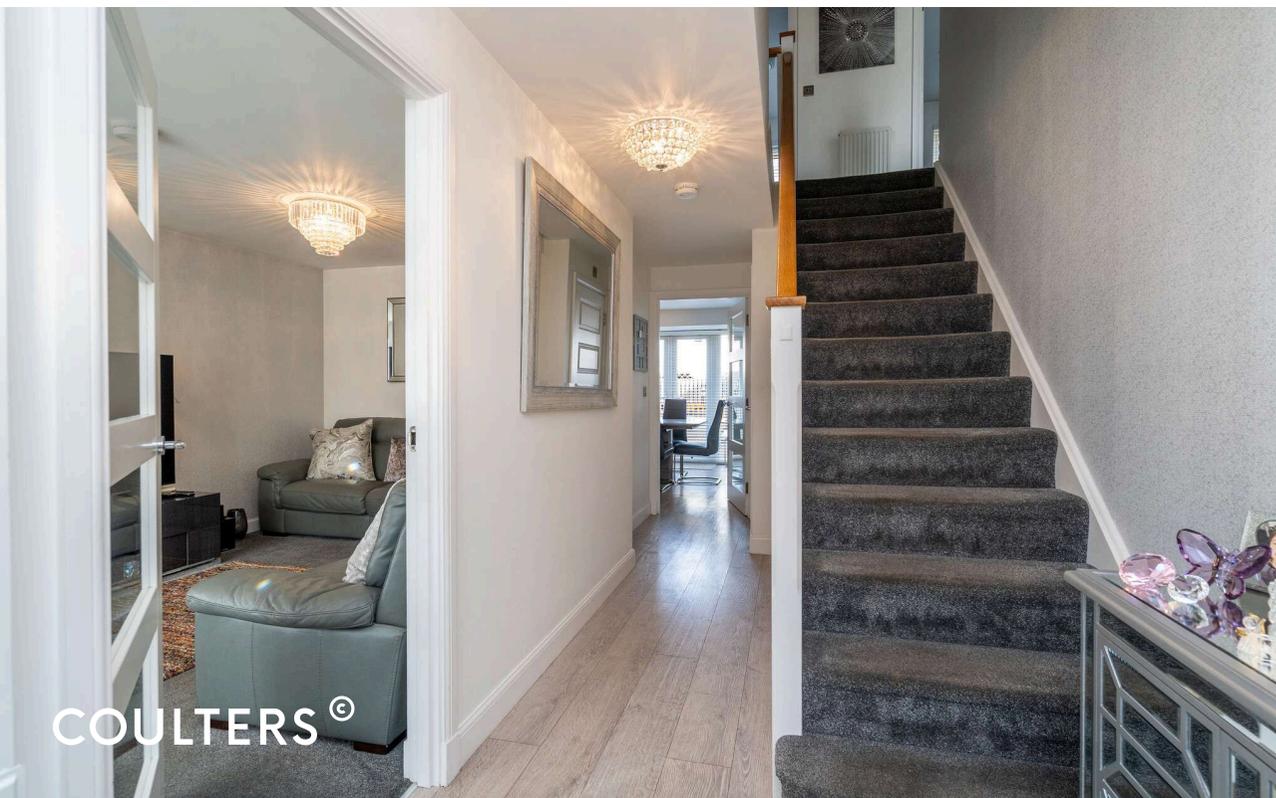
Excellent local amenities nearby, ten minutes walk from Fort Kinnaird.



EPC Rating - B



Council Tax Band - G





Upstairs, four well-sized double bedrooms offer restful retreats and versatile spaces that can be adapted to suit a range of needs. The principal bedroom features its own ensuite, providing a private sanctuary, while the remaining bedrooms are served by a thoughtfully designed family bathroom complete with a separate shower.

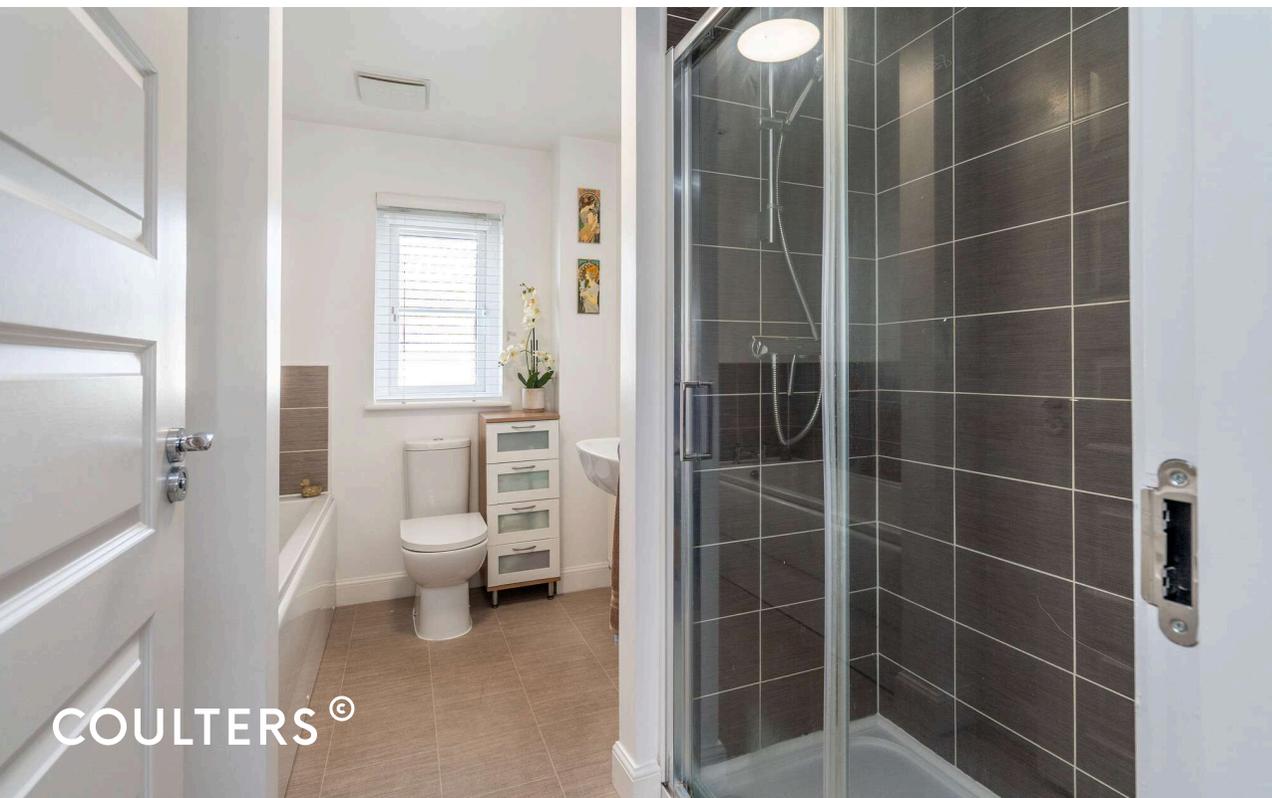
Each room is spacious enough to function not only as a comfortable sleeping area but also as a home office, study, hobby room, or guest accommodation, giving flexibility to accommodate the evolving needs of modern family life. Additional loft space adds further potential for storage or future conversion, allowing the home to grow with you.





MORE INFORMATION

Outside, the rear garden is a true highlight, thoughtfully designed with a lawn and decking area perfect for outdoor dining, relaxing, or entertaining, complemented by a convenient garden shed. At the front, a single garage and driveway offer secure parking for two cars, making this delightful property a perfect blend of comfort, functionality, and inviting family living.



EXTRAS

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

The development is factored by Ross and Liddel with an approximate annual charge of £120.





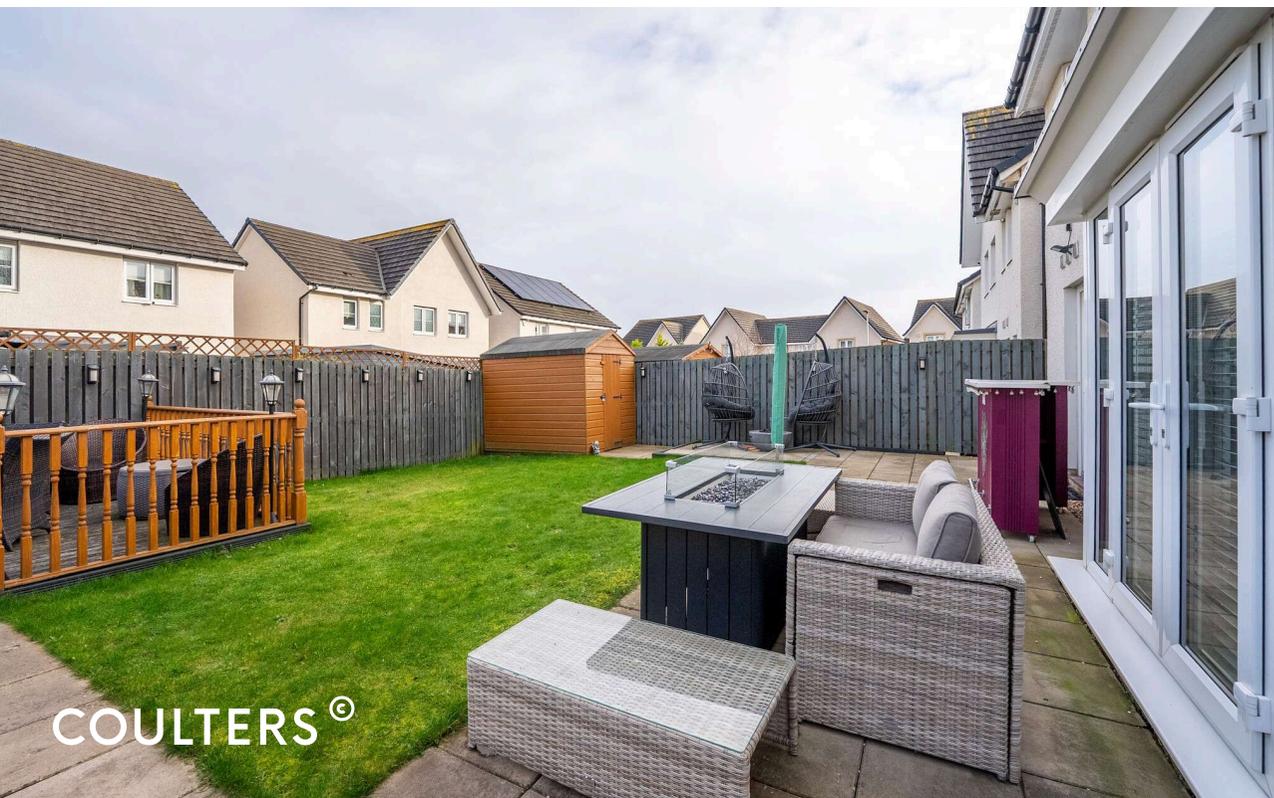


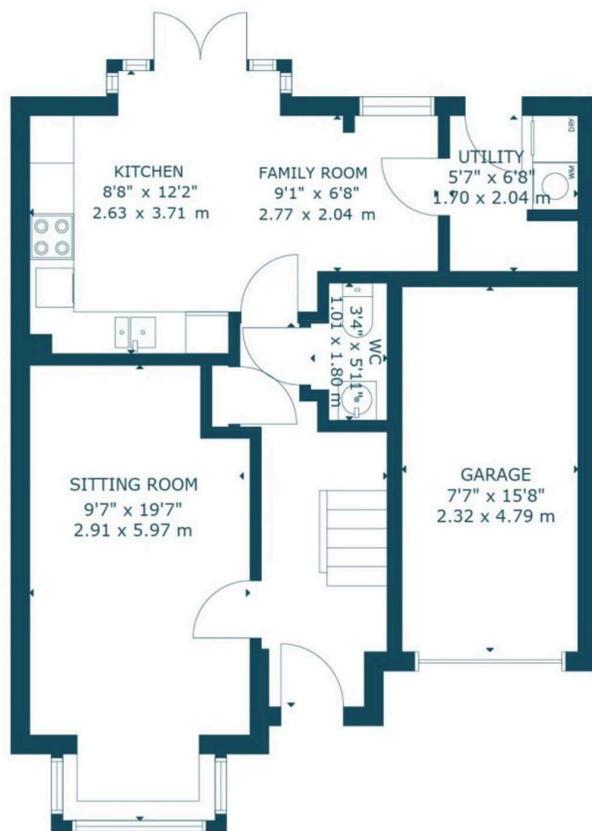
THE LOCAL AREA

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.

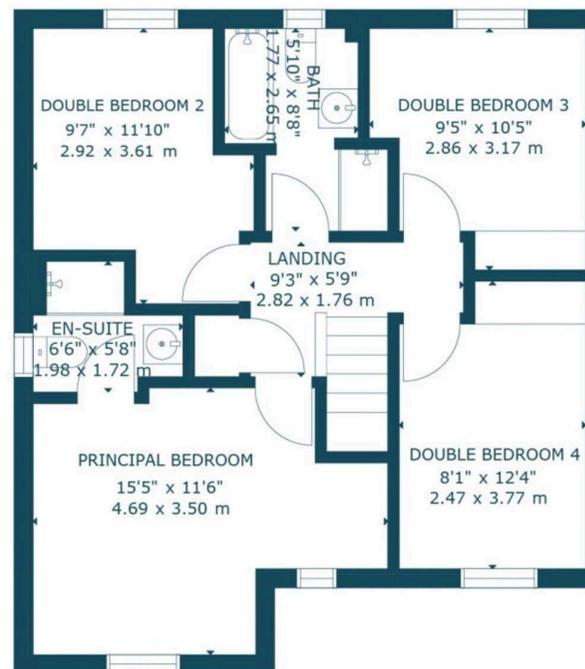
Both Newcraighall Park and Ride and Newcraighall train station are within close proximity (roughly 10 minutes walk), in addition Musselburgh train station (linking to East Lothian and Dunbar, as well as the city centre) is just a 20 minute walk. The area boasts a wide array of local amenities and leisure 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.





GROUND FLOOR



FIRST FLOOR

1 HOFFMANN PLACE, NEWCRAIGHALL, EDINBURGH, EH15 3FD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,345 SQ FT / 125 SQ M
GARAGE 120 SQ FT / 11 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.