



6 Ostler Loan
Newcraighall, EH21 8RF

A

"6 Ostler Loan is an immaculately presented, three bedroom end terraced house offering excellent family accomodation with a private enclosed rear garden"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN / DINING ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / STUDY
- BATHROOM
- UTILITY ROOM
- WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- RESIDENTS PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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 E, however, please check with the local authority.

DESCRIPTION

6 Ostler Loan is an immaculately presented, three bedroom end terraced house offering excellent family accommodation in genuine move-in condition.

The property comprises: entrance hall; generously proportioned living room with under stair cupboard; bright, modern kitchen / dining room with integrated appliances and patio doors leading to an enclosed rear garden; useful utility room; WC; carpeted stair leading to upper landing; spacious front facing double bedroom 1 with built-in wardrobe; rear facing double bedroom 2 with built-in wardrobe; single bedroom 3 which could be used as a study and contemporary bathroom with mixer mains fed shower over bath.

Further benefits include: gas central heating; double glazing; neutrally decorated throughout; floored attic space; residents parking; enclosed rear garden with patio and artificial lawn; excellent local amenities and great transport links. Early viewing is highly recommended.

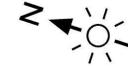
EPC RATING

The energy efficiency rating for this property is band B

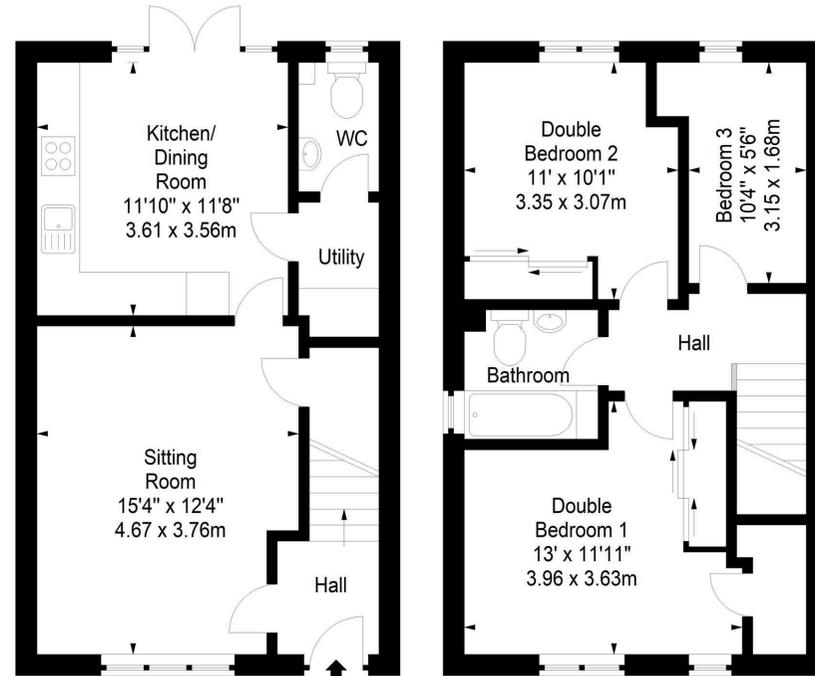
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Ostler Loan,
 Newcraighall,
 Musselburgh,
 Midlothian, EH21 8RF



Approx. Gross Internal Area
 885 Sq Ft - 82.22 Sq M
 For identification only. Not to scale.
 © SquareFoot 2026



Ground Floor

First Floor

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