



GARDEN STIRLING BURNET

18 ANDREW BALFOUR GROVE
NEWCRAIGHALL, EDINBURGH, EH21 8RD



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Representing an ideal family home within an attractive, modern development in Newcraighall, this well-proportioned detached house offers four bedrooms, a spacious living room, a dining kitchen, and two bathrooms (plus a separate WC), as well as a generous garden, an attached single garage, and a private double driveway.

You are welcomed into the property by an inviting hallway, leading directly into the living room on the right. Filled with sunny natural light throughout the day owing to south- and east-facing dual-aspect glazing, the reception room occupies a spacious footprint which allows for various configurations of lounge furniture and it is presented with pristine crisp-white décor and wood-styled flooring. The kitchen is connected to the living room and offers ample space for a seated dining area, set next to French doors opening onto the rear garden – perfect for alfresco dining and summer barbecues! Here, a selection of sleek-white contemporary cabinets is supplemented by coordinating worktops and integrated appliances comprising a double oven, a gas hob, an extractor hood, a fridge/freezer, and a dishwasher. An adjoining utility room (with a useful WC and external access) supplements the kitchen and offers a discrete space for laundry appliances.

FEATURES

- Detached house in Newcraighall, in a quiet cul-de-sac
- Part of an attractive, modern development
- Immaculate, contemporary interiors
- Entrance hallway
- Sunny, dual-aspect living room
- Contemporary dining kitchen and separate utility room (with WC)
- Two generous double bedrooms
- Two further bedrooms
- One en-suite shower room
- Separate family bathroom
- Good-sized rear garden
- Attached single garage and double driveway
- Gas central heating and double glazing





The first floor is home to the property's four bedrooms and a family bathroom, all approached via a landing with built-in storage. The principal and second bedrooms are particularly spacious, with the former supplemented by an en-suite shower room comprising a large shower enclosure, a WC-suite, a mirrored, wall-mounted vanity cabinet, and a chrome towel radiator. The family bathroom comes complete with a bath with an overhead shower and a glazed screen, a WC-suite, and a towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a generous, partially walled rear garden featuring a spacious lawn and patio areas for outdoor furniture. Off-street parking is provided by a private double driveway and an attached single garage (which is currently being utilised as a gym).

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







Newcraighall

Lying five miles southeast of Edinburgh city centre, the popular suburb of Newcraighall enjoys all the benefits of city living, yet is just minutes' drive from the beautiful East Lothian coastline. Its ideal position adjacent to the A1 ensures outstanding links to Edinburgh City Bypass and into the city centre. These are supplemented by excellent public transport services, including regular train services from Newcraighall to Edinburgh Waverley in less than ten minutes. Residents of Newcraighall have unrivalled local amenities right on their doorstep, including Fort Kinnaird Retail Park, which is home to major retail outlets, family restaurants, and a multi-screen cinema. There is also an ASDA superstore and petrol station just a short drive away. Highly conducive to an active lifestyle, Newcraighall is handy for excellent sport and fitness facilities, particularly at Jack Kane Sports Centre, which boasts a state-of-the-art gym, studio classes and vast outdoor sports pitches. Sandy beaches at Portobello and Musselburgh are within easy reach, not to mention several prestigious golf courses in Edinburgh and East Lothian. The property falls within the catchment area of excellent state schools, while independent schooling is available at Loretto School in nearby Musselburgh.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

