



2 Benhar Road, Newcraighall, Musselburgh, City of Edinburgh, EH21 8RR

Tastefully Presented Four-Bedroom Detached Home, with Gardens, a Driveway and a Garage

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Property Description

Tastefully presented and spacious, four-bedroom detached family home, benefiting from private south-facing gardens, a driveway and a garage. Ideally located within the popular Newcraighall area, just east of Edinburgh city centre, offering convenient access to local amenities and transport links.

The accommodation comprises an entrance hallway, spacious living room, kitchen/dining room, four flexible bedrooms, utility room, en-suite shower room, family bathroom and convenient WC.

Featuring a modern fitted kitchen, stylish bathroom suite and quality flooring throughout. Finished with light and neutral décor throughout, complemented by gas central heating and double glazing.

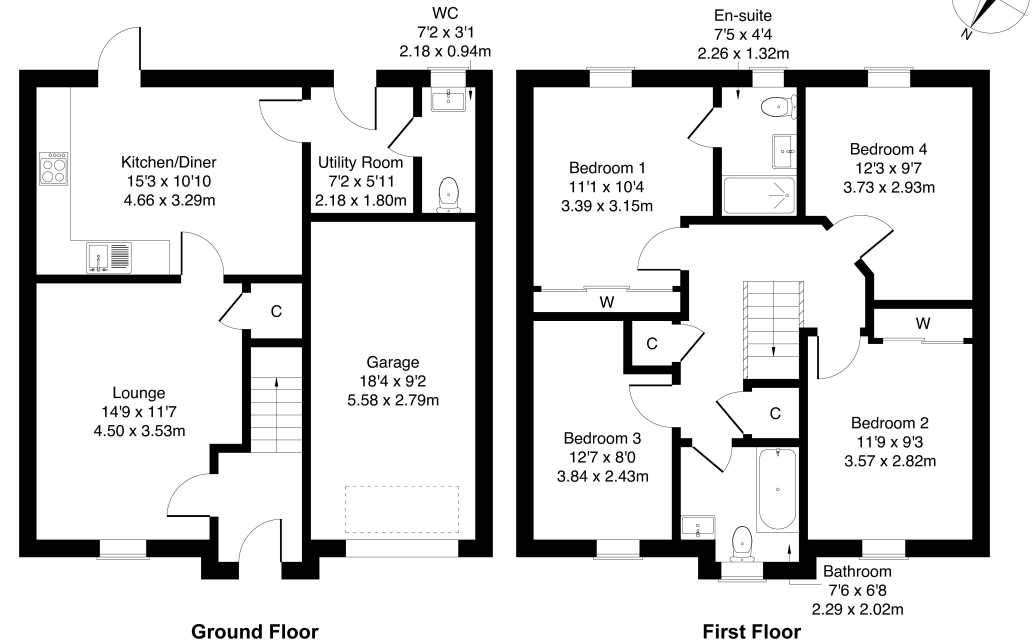
Externally, the property benefits from a private rear garden, providing an ideal space for outdoor entertaining, relaxing and family enjoyment and further featuring solar panels.

Welcoming you into the property, you are led through to the spacious living room, which is finished with light, neutral décor and carpeted flooring throughout. The living room provides further access to the kitchen/dining area, finished with contemporary flooring and offering further access to the private rear garden, making this a perfect space for entertaining. The kitchen has been finished with contemporary worktops with matching upstands, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, dishwasher and fridge/freezer. Just off the dining area is a convenient utility room, further providing space for two additional appliances, as well as a convenient WC positioned just to the side.

Carpeted flooring leads you to the first floor, providing further access to all four bedrooms. Each bedroom is finished with light, neutral décor and carpeted flooring, allowing the spaces to feel comfortable and warm. The master bedroom further benefits from an en-suite shower room for added convenience. Completing the property is the family bathroom, which comprises a three-piece suite with a shower over the bath and a ladder-style radiator.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newcraighall is a residential area situated on the east side of the city, conveniently located next to the Portobello/Musselburgh bypass, which provides easy access to the M8 and M9 motorways. The district benefits from proximity to excellent schools, higher education institutions, and hospitals, along with efficient transport links such as frequent bus services to Edinburgh city centre and surrounding neighborhoods. Nearby, residents can use Newcraighall Park and Ride and the

Newcraighall train station for added convenience. The area boasts a wide range of local amenities and leisure options, including cinemas, a gym, restaurants, coffee shops, and major shopping at Fort Kinnaird Retail Park. Outdoor activities are well catered for with Holyrood Park and the Portobello Esplanade offering walking, jogging, and cycling routes, plus several golf courses located within easy reach.





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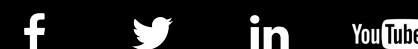
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