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Offers Over

£300,000

39 Bauld Drive

Newcraighall | Edinburgh | EH21 8RQ

This exceptional and beautifully presented end-terraced villa is part of an established modern development, offering a perfect blend of style, comfort, and convenience. Ideally located close to excellent amenities and well-connected commuting links, the property is presented to the market in true move-in condition, making it an ideal choice for professionals and families alike.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Shared Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

The property offers spacious and well-proportioned accommodation arranged over two levels, finished in a modern style and ideally suited to contemporary family living. The welcoming entrance hallway provides useful storage facilities and access to a convenient WC, creating a practical and inviting first impression. The bright and generously proportioned lounge offers an excellent space for relaxing, with additional storage helping to maximise the available living space. To the rear, the stunning open-plan kitchen and dining area forms the heart of the home, featuring a stylish fitted kitchen complemented by a dedicated dining area, ideal for informal dining and entertaining family and friends. The space further benefits from direct access to the private rear garden, allowing for a seamless connection between indoor and outdoor living. On the upper level, the principal bedroom is a generous double room, enhanced by mirrored fitted wardrobes providing excellent storage and a contemporary en-suite shower room finished in a sleek, modern style. There are two further well-proportioned bedrooms, both offering versatile accommodation and suitable for family members, guests or those requiring a home office. Completing the upper-level accommodation is a modern family bathroom, fitted with a contemporary suite and a separate shower enclosure. Overall, the property offers a superb balance of comfortable living space, practical storage and modern finishes, making it an excellent choice for a range of buyers.



The development is managed by James Gibb for a quarterly fee of approx. £35. This includes cleaning services, gardening, any repairs/maintenance of communal areas.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The private garden is fully enclosed by a secure fence and a robust brick-built wall, creating a safe and secluded outdoor space. It features a stylish patio area perfect for alfresco dining or relaxing, alongside a neatly maintained lawn that enhances the overall appeal. Additionally, ample parking bays are conveniently available outside the property, ensuring ease of access and added convenience for residents and guests alike.

Viewing

By appointment through Neilsons (0131 625 2222).





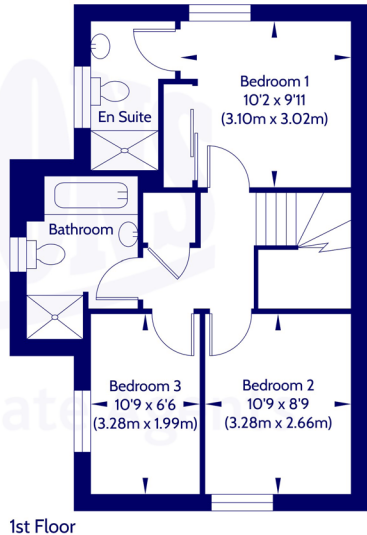
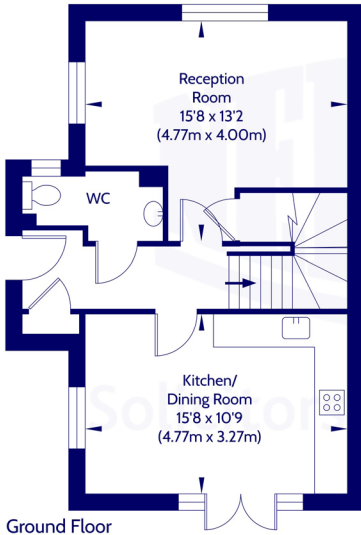
Location

Bauld Drive is situated within the popular Newcraighall Village, to the east of Edinburgh, offering a convenient residential setting with excellent local amenities and transport links. A range of shops, supermarkets, cafés and leisure facilities can be found nearby, with Fort Kinnaird Retail Park providing an extensive selection of high-street retailers, restaurants and entertainment options. The area is well placed for commuting, with Newcraighall railway station offering services into Edinburgh and beyond, while regular bus services and easy access to the A1 and Edinburgh City Bypass provide convenient connections throughout the city and surrounding areas. The location is also well suited to families, with local schooling, green spaces and recreational facilities within easy reach, while Edinburgh city centre is readily accessible for a wider range of shopping, dining and cultural attractions. The nearby Newcraighall railway station and Park and Ride provide particularly convenient commuting options, with direct rail services to Edinburgh Waverley and other destinations.





Approx. Gross Internal Floor Area 88 Sq M / 948 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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