

10 CARNIE CRESCENT

SHAWFAIR, MIDLOTHIAN, EH22 1FT

4 BED | 3 BATH | 1 PUBLIC





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TAKE A LOOK INSIDE

Set within a modern residential development in Shawfair, 10 Carnie Crescent is an attractive detached family home offering four bedrooms, well-proportioned living space and an enclosed rear garden. Presented in a contemporary style, the property benefits from a modern kitchen with dining area, a principal bedroom with en-suite shower room, a driveway and an integral garage.

KEY FEATURES

- Modern detached home presented in excellent condition.
- Four double bedrooms, one with an en-suite.
- Beautifully landscaped private garden to rear.
- Single garage and driveway parking for two cars.
- Short walk to Shawfair train station & David Lloyd.
- Quick access to the City Bypass.
- EPC Rating - B
- Council Tax Band - F









The ground floor is entered through a welcoming hallway, leading to the principal living areas. The sitting room is a comfortable and stylish reception space to the front of the property. To the rear, the kitchen and dining area provide a sociable setting, with contemporary grey and white cabinetry, generous worktop space and a breakfast bar. There is space for a dining table, with glazed doors providing access to the rear garden. A separate WC and a generous utility room complete the ground floor.

Upstairs, there are four bedrooms, all benefiting from fitted wardrobes and offering flexibility for family living, guests or home working. The principal bedroom also benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The bathroom is fitted with a bath, wash basin and WC.

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MORE INFORMATION

Externally, the property has a driveway to the front providing off-street parking for two cars and access to the integral garage. The enclosed rear garden is particularly well presented, with a generous paved patio adjoining the house and providing space for outdoor dining and entertaining. Steps lead up to a lawn area, bordered by attractive raised timber planters and enclosed by timber fencing, creating a well-defined and thoughtfully landscaped outdoor space.

EXTRAS

All blinds, curtains, fitted floor coverings, light fittings and white goods are included in the sale price.

The development is factored by Scottish Woodland with an approximate quarterly cost of £30.









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THE LOCAL AREA

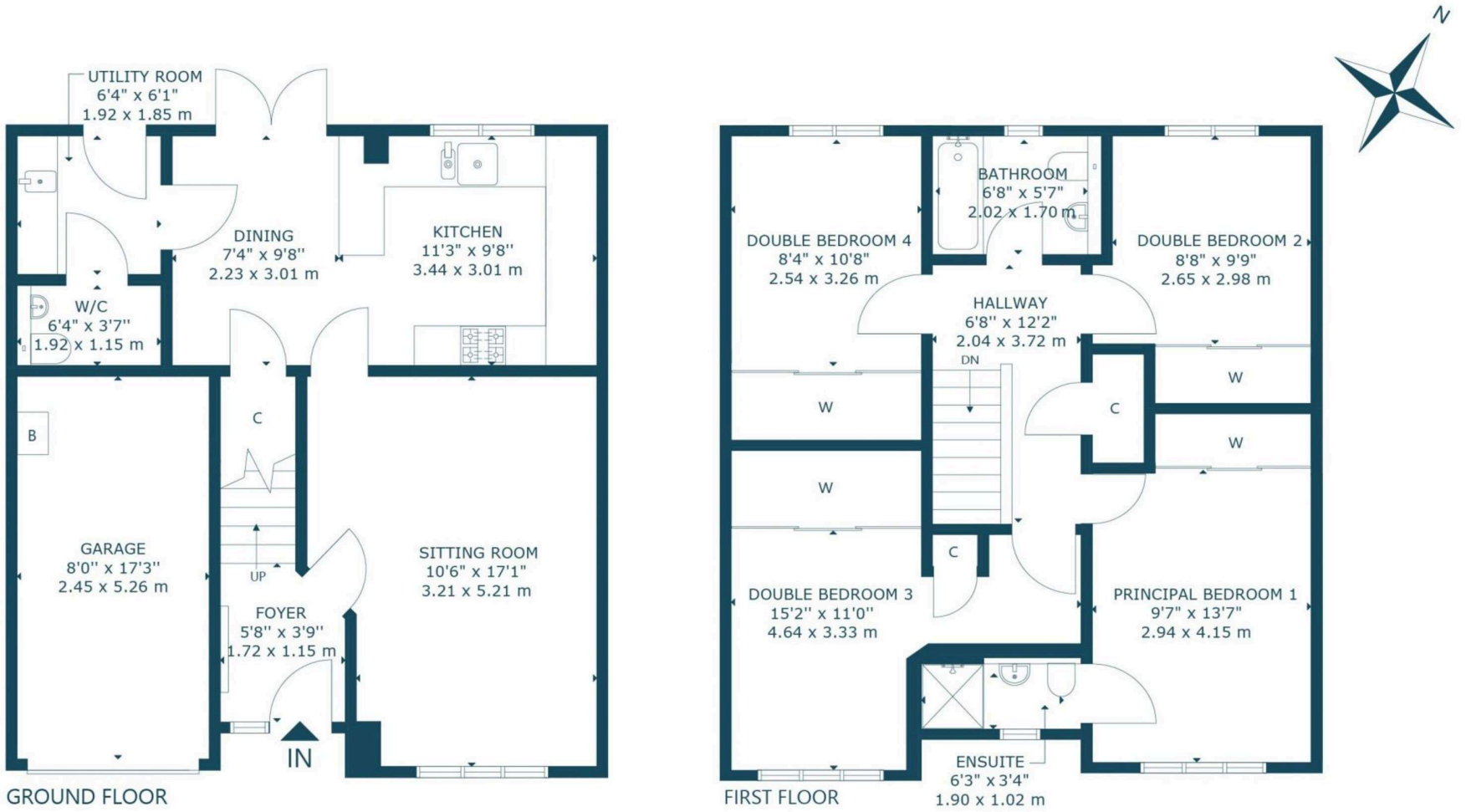
Carnie Crescent lies within the growing Shawfair area on the south-eastern edge of Edinburgh. Designed with modern living in mind, the area combines contemporary housing with landscaped green spaces, excellent transport connections, and a growing range of amenities offering a perfect balance of suburban calm and city convenience.

Shawfair benefits from its own railway station, providing swift links into Edinburgh Waverley in under 15 minutes, while the Edinburgh City Bypass and A1 are easily accessible for travel across the Lothians and beyond. The development also enjoys a network of walking and cycle paths, with open countryside and Midlothian's scenic landscapes right on the doorstep.

Families are well catered for, with a brand-new primary school already open, and further educational, leisure, and healthcare facilities planned as part of the wider town centre. Everyday shopping needs can be met locally, with larger supermarkets and retail parks just a short drive away at Fort Kinnaird.

HOME REPORT VALUATION: £410,000


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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,195 SQ FT / 111 SQ M
GARAGE 135 SQ FT / 13 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.