



# 8 HEWING PLACE

NEWCRAIGHALL, EDINBURGH, EH21 8RN

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## 8 HEWING PLACE.

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This attractive mid-terraced house is immaculately presented with subtle interiors and represents a perfect home for families, set within a peaceful modern development with an enclosed south-facing garden and unrestricted parking. The suburb of Newcraighall lies approximately five miles from central Edinburgh and is a popular choice for those seeking a quieter alternative to city living, owing to its excellent transport links, wide-ranging local amenities, and proximity to the coast and countryside.

On opening the front door, you step into an airy hallway decorated in crisp white with a handsome oak-inspired floor – a chic finish that continues throughout the ground floor. This inviting entrance area, housing a WC and built-in storage, affords access to the reception room and kitchen. The south-facing living/dining room promises a wonderfully sunny space for year-round relaxation, with direct garden access, whilst the stylish monochrome kitchen is fully integrated to achieve a neat aesthetic. Appliances comprise an oven, a gas hob with a statement chimney-style hood, a fridge freezer, and a dishwasher. A washing machine is housed in the WC cloakroom. On the first floor, a landing leads to three bedrooms, all enjoying tastefully toned décor and fitted carpeting for extra comfort. The principal bedroom is supplemented by a wealth of incorporated storage, with a large, mirrored wardrobe and a storage cupboard. The second double and the single room pleasantly overlook the rear garden.





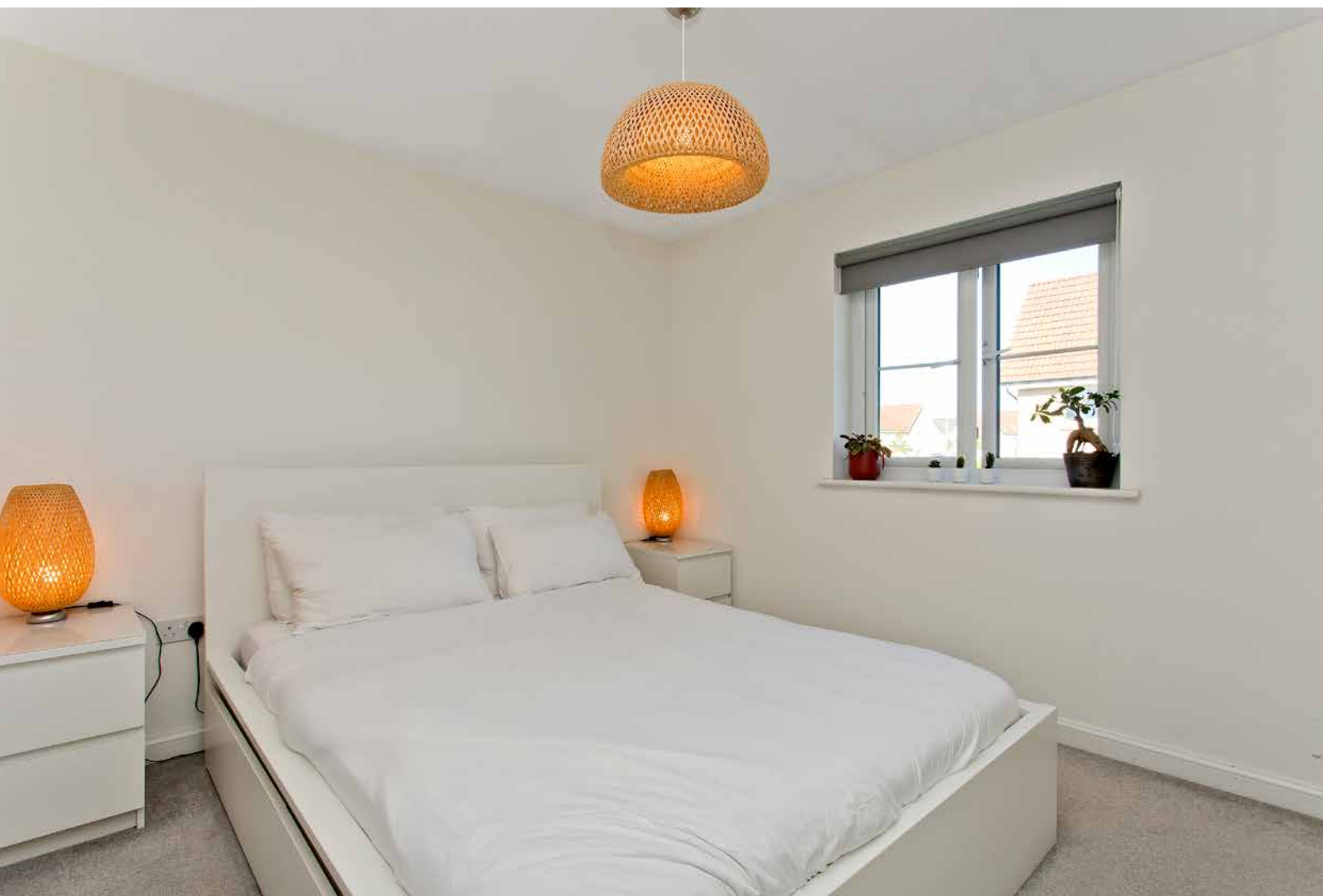


## FEATURES.

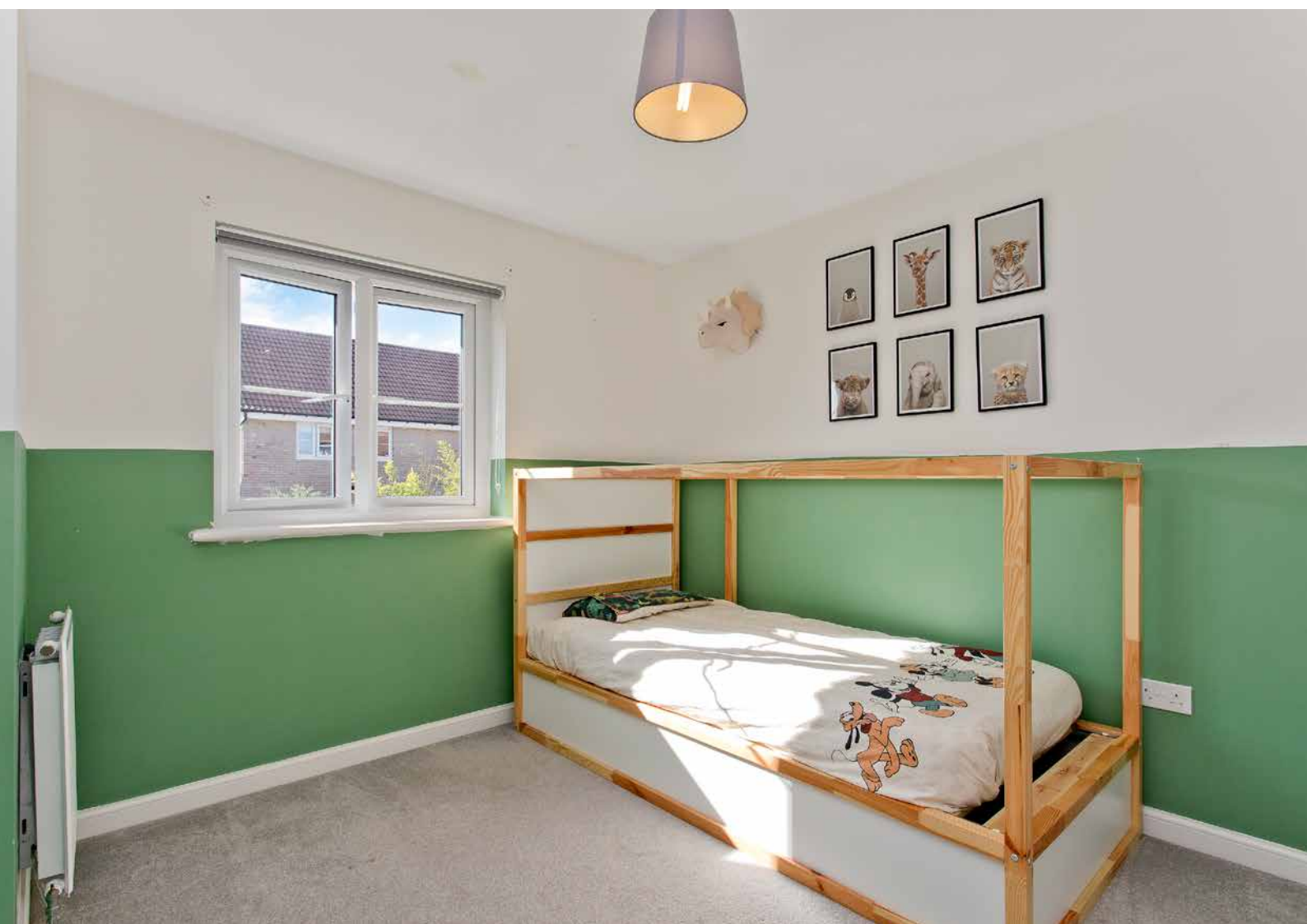
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- Well-connected suburb
- Stylish understated interiors
- Modern mid-terraced house
- Entrance hall with WC & storage
- Sunny living/dining room with garden access
- Integrated kitchen
- Two double bedrooms (one with good storage)
- One single bedroom
- Bathroom with shower-over-bath
- South-facing enclosed garden
- Unrestricted parking
- Gas central heating and double glazing

**Modern mid-terraced house in a well-connected suburb with stylish understated interiors.**









**Two double bedrooms,  
one single bedroom,  
and a bathroom with  
shower-over-bath.**



Finally, the bathroom is simply presented in all white with a practical oak-style floor and comes replete with a WC-suite, a towel radiator, and a bathtub with an overhead shower. The property benefits from a gas central heating system and full double-glazing.

Outside, the south-facing rear garden is securely enclosed by fencing to create a safe outdoor space for family recreation. The area is easy to maintain with a lawn, box planting, and a raised deck for alfresco dining. A small front garden and unrestricted parking can be found at the front of the property.

Extras: Included in the sale are all fitted floor coverings, window coverings (except in the living room and principal bedroom), light fittings, and integrated appliances. The freestanding washing machine may be available by separate negotiation.



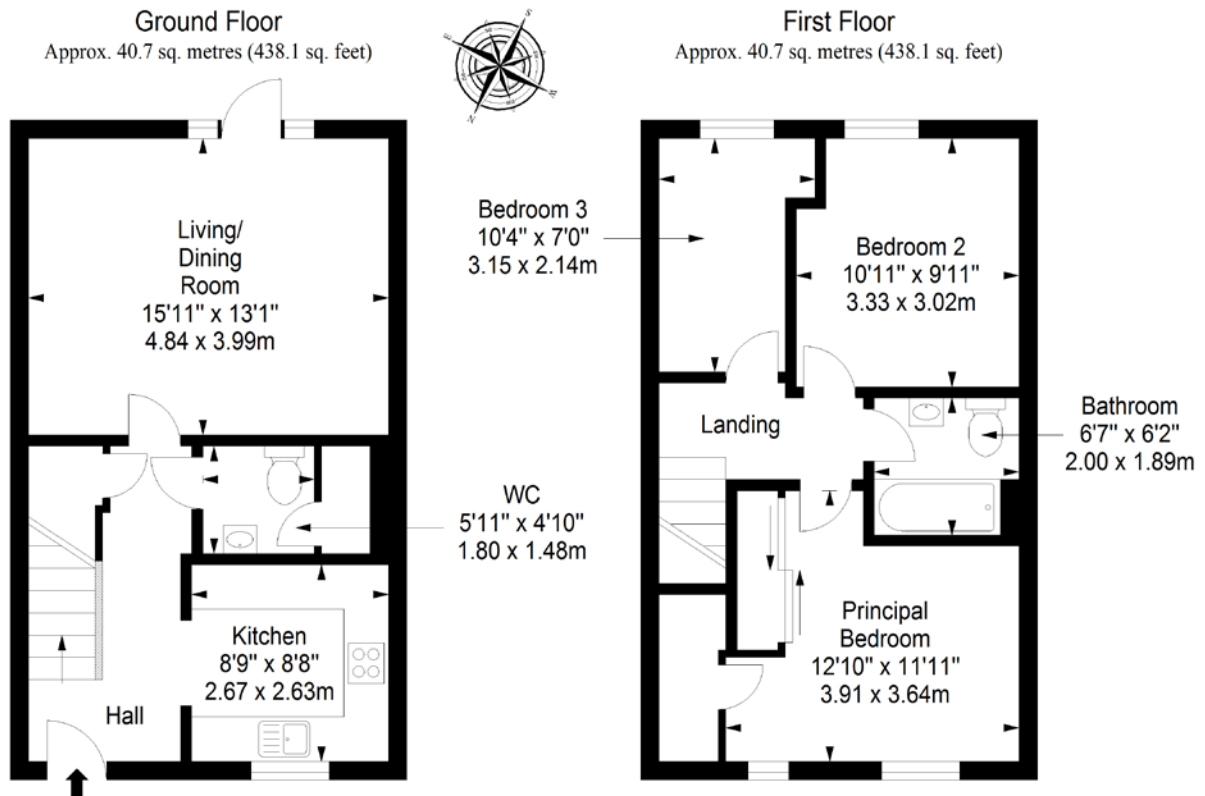


## THE AREA.

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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 sports 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.

# FLOORPLAN.



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For more information, please contact the team:

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No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.