

Redcroft House

WHITEHILL ROAD, NEWCRAIGHALL, EDINBURGH, EH22 1SQ



*SUBSTANTIAL DETACHED VILLA SITTING ON ABOUT
THREE-QUARTERS OF AN ACRE OF GROUND*



0131 524 9797



www.mcewanfraserlegal.co.uk

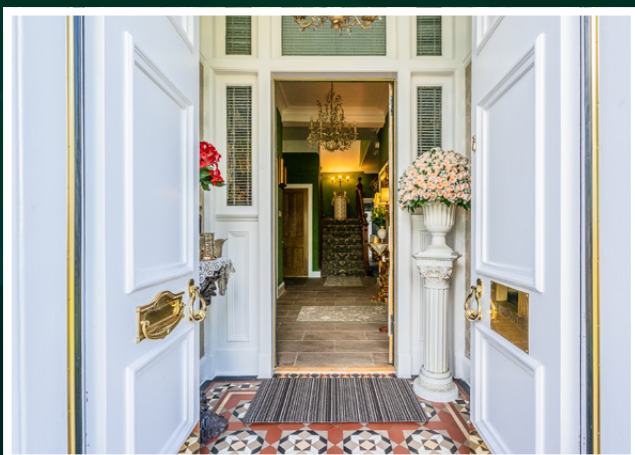


info@mcewanfraserlegal.co.uk



Part Exchange available! McEwan Fraser is delighted to present Redcroft House to the market. The property is a substantial detached villa sitting on about three-quarters of an acre of ground which has significant commercial potential in the right hands.

Internally, the main villa offers 255m² of



living space and up to five bedrooms over two floors. Externally, there are mature garden grounds, a substantial yard, and several outbuildings which offer tremendous potential for a home business.

Viewing is essential to fully appreciate the scale and situation of this superb house.

The ground floor offers spacious accommodation including the lounge, the master bedroom, and a beautiful kitchen with an attached dining room. The entertaining space is focused on a generous bay-fronted lounge which is naturally bright, boasts plenty of original period features, and has plenty of space for a variety of different furniture arrangements. This will give the new owner plenty of flexibility to create their ideal reception room.



The modern fitted kitchen is comprised of a full range of base and wall-mounted units which are topped with stone worksurfaces and arranged around a range-style cooker. A microwave and coffee machine are integrated and there is space for an American-style fridge freezer. The kitchen is attached to a large dining room which can comfortably accommodate an eight or ten-seat table.





Dining Room



There are two double bedrooms on the ground floor including the palatial master bedroom which has a dedicated dressing area. There is also a stylish bathroom with a jacuzzi bath and walk-in shower; a utility room with further storage and laundry facilities; a separate WC; and a large central hallway with integrated storage.





Bedroom 2





Lower Bathroom





Upstairs there are three further double bedrooms all of which are incredibly spacious, there is a second bathroom on this floor. There is a full CCTV system and gas central heating.





Bedroom 3





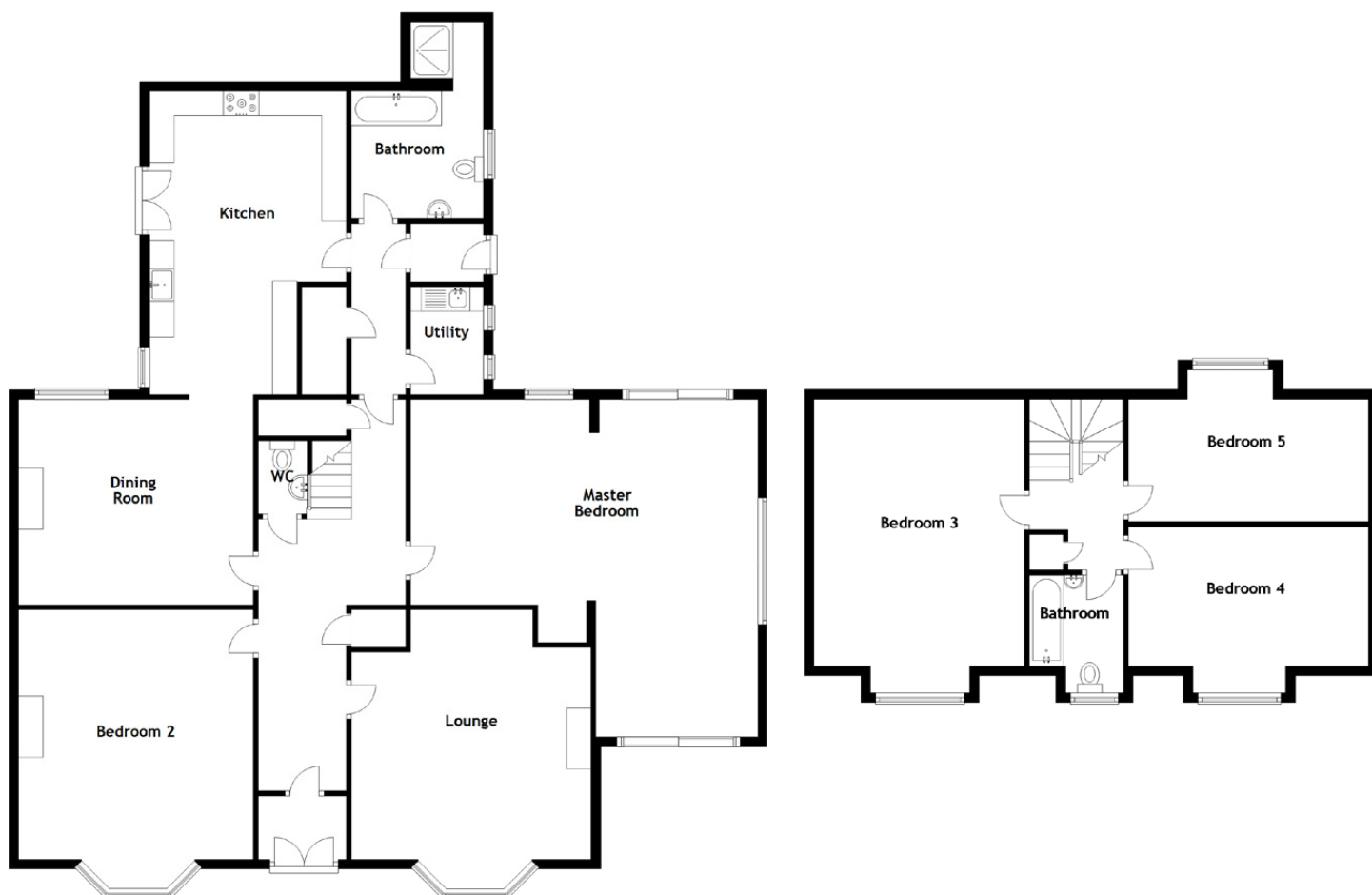
Bedroom 4





Bedroom 5





Approximate Dimensions

(Taken from the widest point)

GROUND FLOOR

Lounge	5.80m (19') x 4.90m (16'1")
Dining Room	4.30m (14'1") x 4.20m (13'9")
Kitchen	6.20m (20'4") x 3.60m (11'10")
Master Bedroom	7.10m (23'4") x 6.90m (22'8")
Bedroom 2	5.70m (18'8") x 4.80m (15'9")
Utility	2.10m (6'11") x 1.50m (4'11")
Bathroom	4.40m (14'5") x 2.70m (8'10")
WC	1.50m (4'11") x 1.00m (3'3")

FIRST FLOOR

Bedroom 3	5.45m (17'11") x 4.30m (14'1")
Bedroom 4	4.90m (16'1") x 3.70m (12'2")
Bedroom 5	4.90m (16'1") x 3.21m (10'6")
Bathroom	2.41m (7'11") x 1.92m (6'4")

Gross internal floor area (m²): 255m²

EPC Rating: D

Externally, the property has extensive ground which is evenly split between the ornamental and the practical. Secure gates open to a carriage-style driveway that can accommodate multiple vehicles. There are mature lawns, established trees, and mature flower beds. A further set of gates lead to a large secure yard. Multiple outbuildings currently house a bar, a hot tub, and a home gym. There is significant potential for a business to be run from the site.





Courtyard





Patio





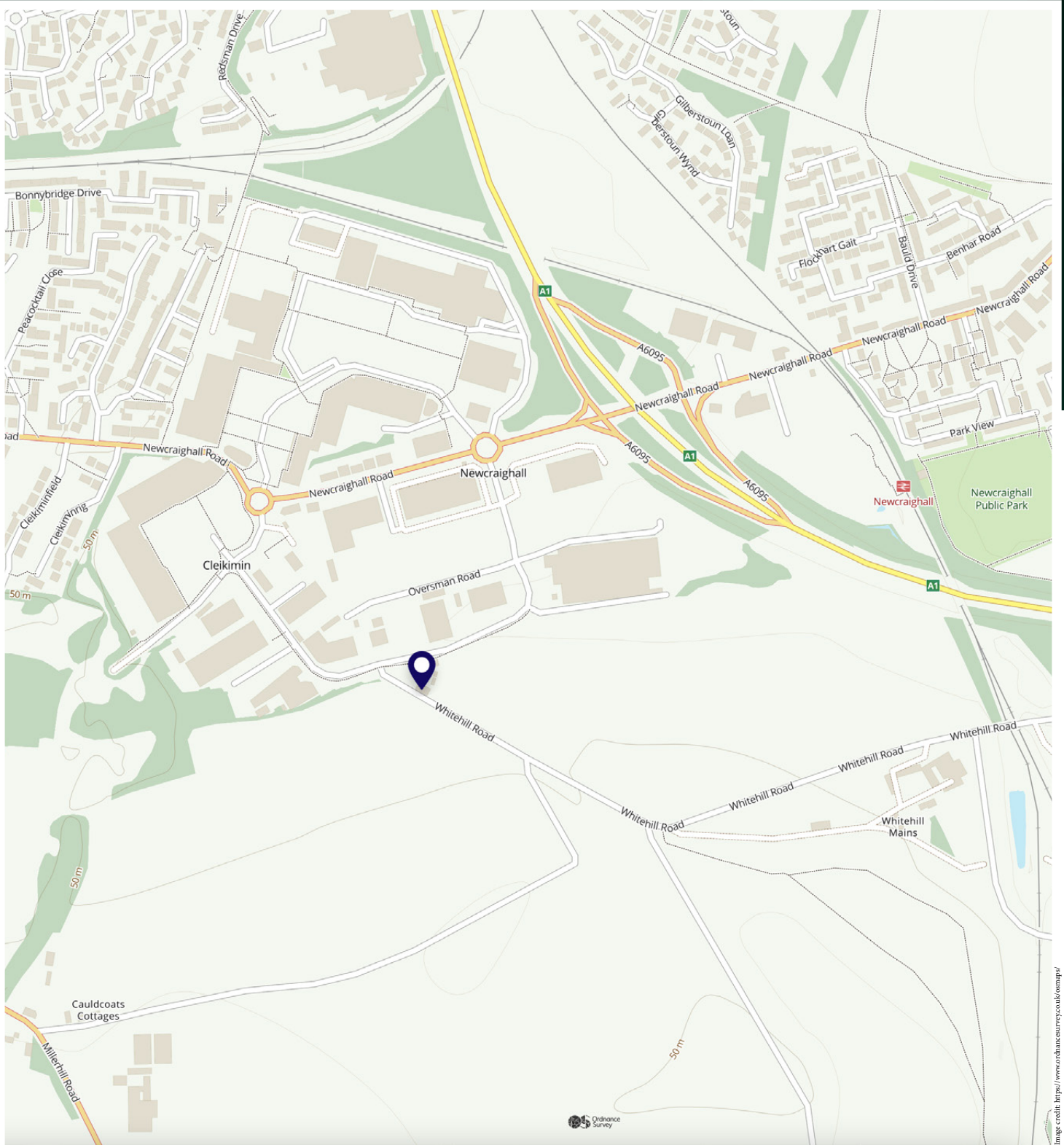




Redcroft House is conveniently situated on the edge of Newcraighall, approximately twenty minutes drive from Edinburgh city centre.

Newcraighall is a former mining village located to the southeast of Edinburgh, close to Musselburgh and pleasant open countryside. Excellent beaches on the East Lothian coastline are only a short journey away. There is a good range of shopping outlets and amenities available at the nearby Fort Kinnaird complex, which is within walking distance, and Asda's Supercentre at The Jewel. Nearby Portobello and Musselburgh offer further facilities. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the A1 and city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

Newcraighall has its own railway station with links to Edinburgh and the Borders. The property is conveniently placed for those connected to the Royal Infirmary and Queen Margaret University.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.