



## 29 LONGWALL CRESCENT

*Newcraighall, East Lothian, EH21 8SZ*



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**A well-presented four-bedroom family home offering generous accommodation, complemented by a private garden and a single garage, with parking space for two cars. Within striking distance of Newcraighall Park and Ride (0.7 miles away) offering an easy commute into Edinburgh.**

Newcraighall Park & Ride 0.7 miles, Fort Kinnaird Retail Park 0.8 miles, Edinburgh 5.5 miles, Edinburgh Airport 17.2 miles. (All distances are approximate).

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### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Sitting Room, Open Plan Kitchen-Dining Room, Cloakroom and Utility Cupboard.

**First Floor:** Landing, Principal Bedroom with En Suite Shower, Three further Double Bedrooms and a Family Bathroom.

**Garden:** A generous size, predominantly laid to lawn with a raised deck.

**Garage:** A Single Garage, with two parking spaces in the front driveway.

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### Situation:

Newcraighall is a popular residential area to the east of Edinburgh, offering a convenient and family-friendly setting. The area benefits from a good range of local amenities, including shops, supermarkets and leisure facilities, with excellent schooling options available at both primary and secondary levels nearby. Well placed for commuters, Newcraighall provides easy access to the city centre and surrounding areas, while Fort Kinnaird retail park is close at hand, offering an extensive selection of high-street stores, restaurants and a cinema.



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### General Description:

29 Longwall Crescent is approached via a shared access road that arrives to a private driveway providing parking for two vehicles in front of the single garage. The property is set back from the road and screened by an attractive front garden, predominantly laid to lawn with established shrubs. The house is detached and features a partial render and stone façade beneath a tiled roof and benefits from double glazing throughout.

A paved pathway leads to the front door, opening to a welcoming entrance hall providing access to the principal rooms on the ground floor. The sitting room has generous proportions and features two windows overlooking the front garden. From the entrance hall, the accommodation flows into a spectacular open-plan kitchen and dining room. The dining area benefits from bi-folding doors opening onto the rear garden and raised deck, creating an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units incorporating a sink, and integrated Hotpoint appliances including a dishwasher, four-ring gas hob with extractor above, an oven with a warming drawer, microwave and a fridge/freezer. The dining area comfortably accommodates a dining table and chairs.

Completing the ground floor accommodation is a cloakroom fitted with a WC and wash hand basin, along with an under-stair storage cupboard offering shelving and space for a washing machine. From the entrance hall, there is internal access to the single garage, and a staircase rises to the first-floor landing.

The first-floor landing provides access to the principal bedroom, which enjoys views over the rear garden and features extensive built-in wardrobes and an en suite shower room. The en suite is fitted with a walk-in shower cubicle with both a handheld attachment and overhead drencher shower, along with a WC and wash hand basin. Adjacent to the principal bedroom is a further double bedroom overlooking the rear garden. To the front of the property are two additional generously proportioned double bedrooms. Completing the first-floor accommodation is a family bathroom fitted with a bath with overhead drencher shower and separate handheld attachment, WC, wash hand basin and heated towel rail. A linen cupboard adjacent to the bathroom houses the gas boiler.

### Garage:

The single garage is fitted with a manual door, has power, and provides access to the rear garden.

### Garden:

The rear garden is a generous size, predominantly laid to lawn, and features a raised deck ideal for al fresco dining and outdoor entertaining. Side access is provided via a wooden pedestrian gate leading to the front driveway. Additional external features include a water tap and washing pulley.

### GENERAL REMARKS AND INFORMATION

#### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

#### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH21 8SZ.

#### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price.

#### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

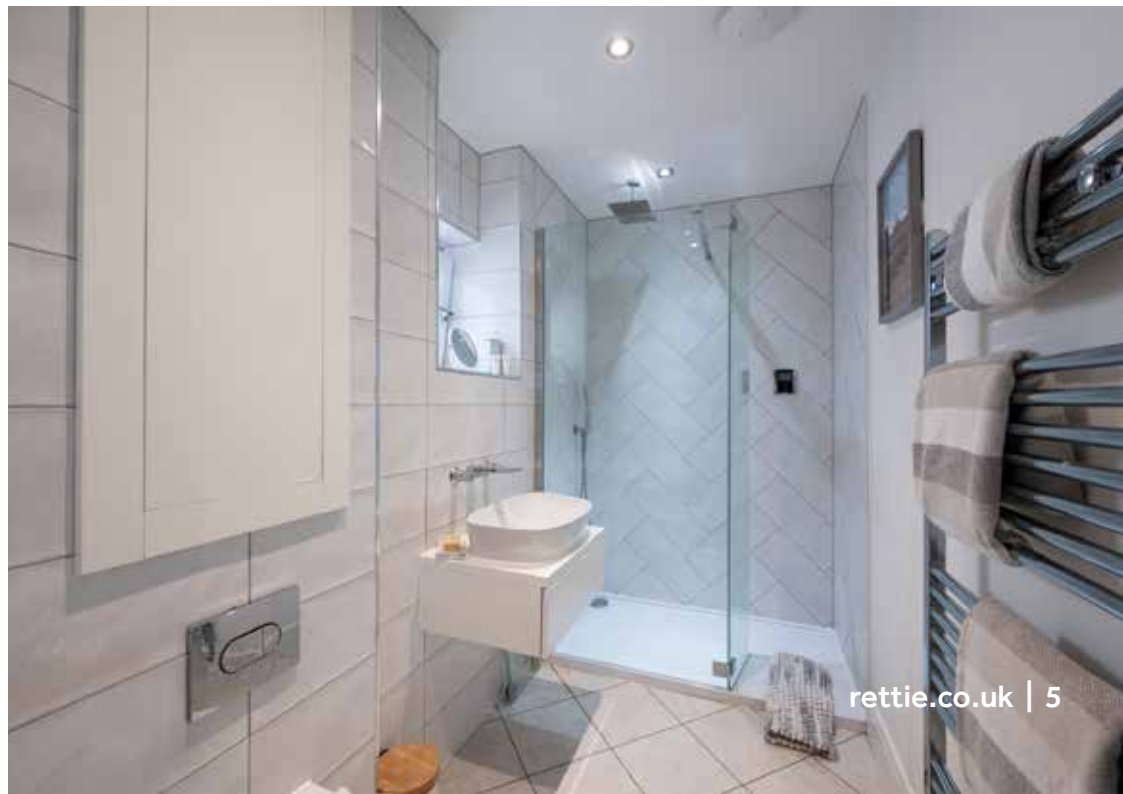
#### Services

Mains gas, electricity, water and drainage.

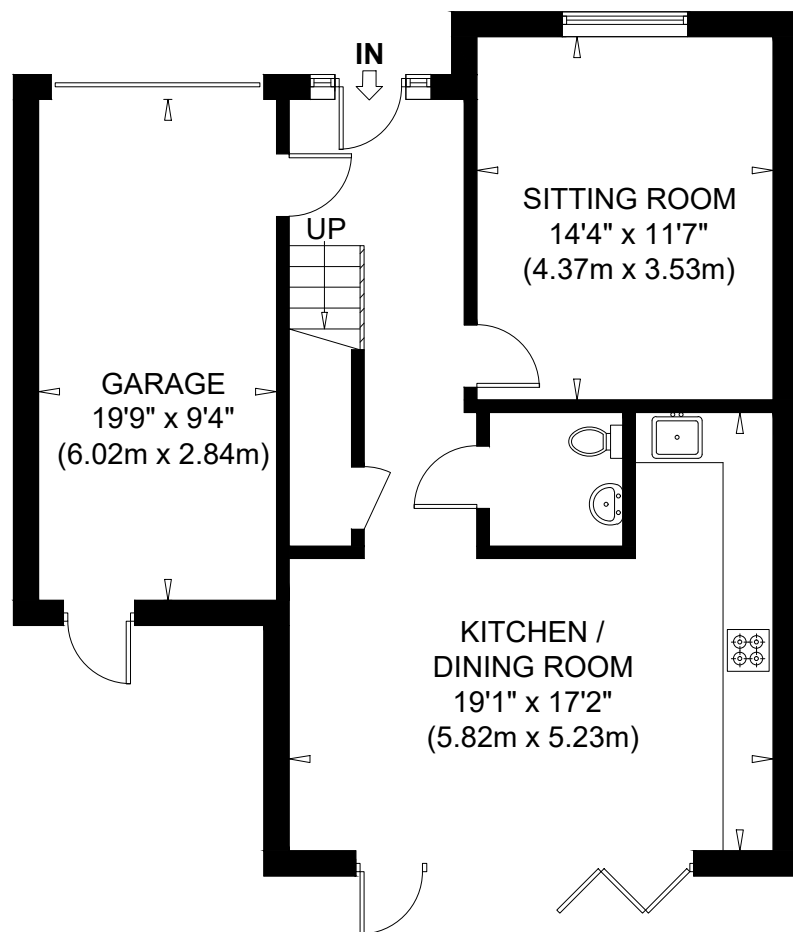
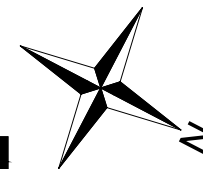
#### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

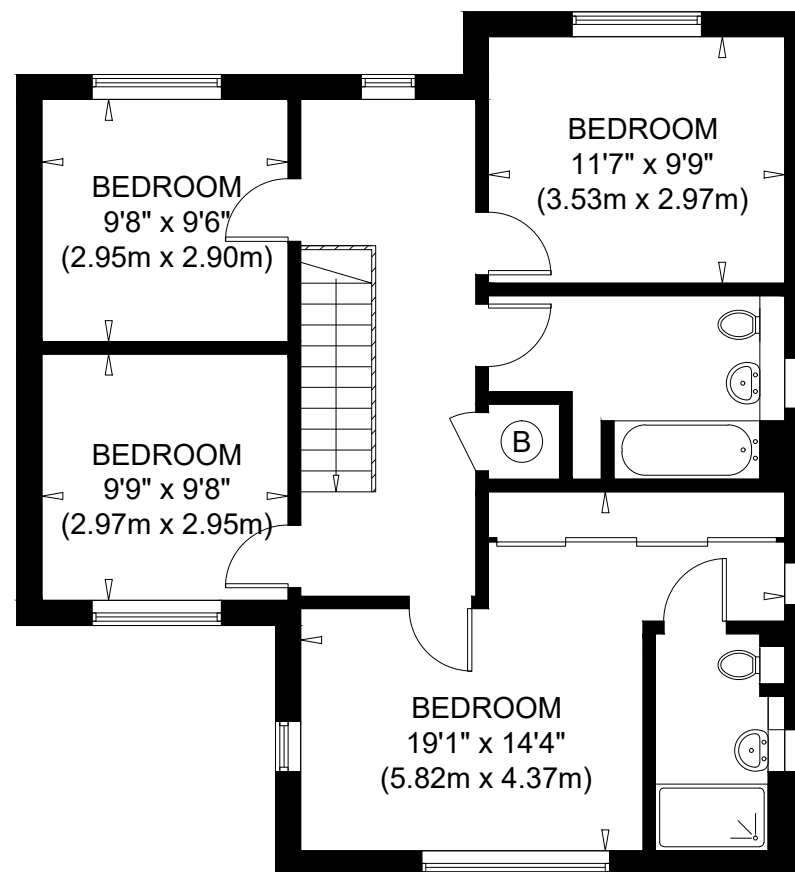








GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 72.9 SQ M / 784 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 73.4 SQ M / 790 SQ FT

LONGWALL CRESCENT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 146.3 SQ M / 1574 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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### Council Tax

Band G.

### EPC Rating

Band B

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com](https://www.facebook.com) – [RettieTownandCountry](https://www.facebook.com); [twitter.com](https://www.twitter.com) – [RettieandCo](https://www.twitter.com); [Instagram](https://www.instagram.com) and [Linkedln](https://www.linkedin.com).

### Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





RETTIE

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