



## 39 Milne Meadows, Old Craighall, Musselburgh, East Lothian, EH21 8TA

Tastefully Presented & Spacious, Flexible Four-Bedroom, Detached Family Home

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# Property Description

Tastefully presented and spacious, flexible four-bedroom, detached family home, with gardens and an integrated garage. Located in a quiet, modern, family-oriented residential development, adjacent to rural land, in the Old Craighall area, south east of central Edinburgh.

Comprises an entrance hallway, living room, dining/kitchen, utility room, family room, four double bedrooms, an en-suite shower-room, a family bathroom and a ground-floor WC.

Features include a fully integrated kitchen, quality flooring, gas central heating, solar panels and double glazing. Additionally, there are multiple TV points, generous bathrooms, and good storage, including a loft space.

Externally, there is an enclosed rear garden that includes a lawn and a patio with an awning; to the front is a lawn, shrubbery, and a mono-blocked double driveway.

The location provides convenient access to the A1, shopping at Fort Kinnaird and Musselburgh town centre, and the development also offers unrestricted visitors' parking bays.

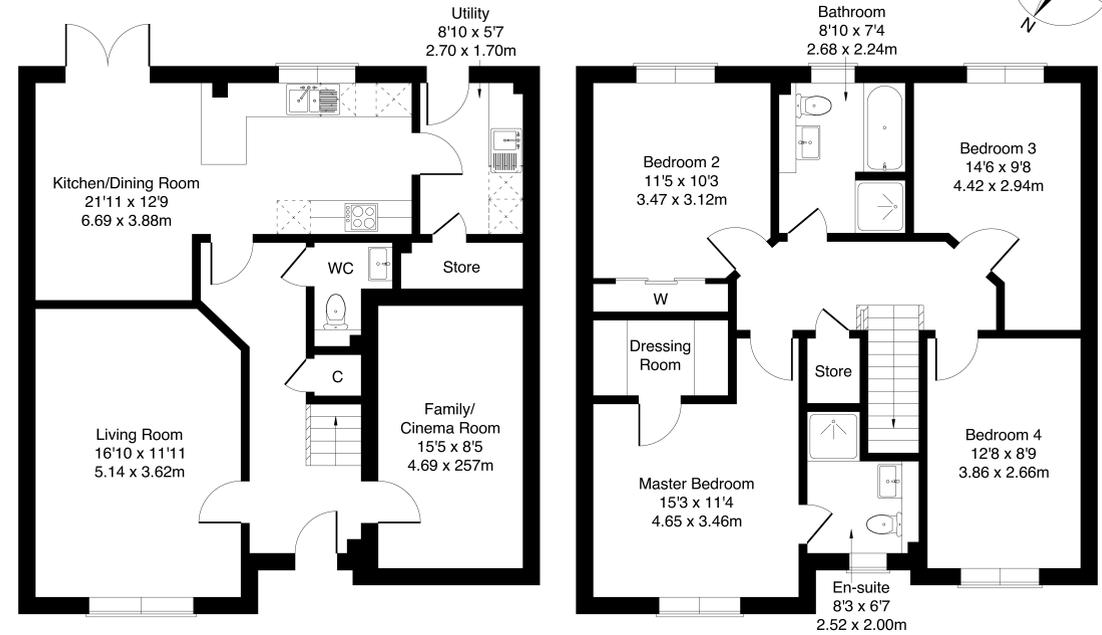
The welcoming entrance hall provides access to all ground-floor rooms and features a carpeted staircase directly ahead. The spacious living room offers attractive herringbone-style wood-effect flooring, a central light fitting and a wall-mounted TV point, creating a comfortable space for both relaxing and entertaining. Generous proportions allow for a variety of furniture layouts while natural light enhances the room's inviting atmosphere. Double doors lead into the modern fitted kitchen/dining room, which features tiled flooring, wood-effect worktops, spotlighting, a tiled splashback, a sink with a drainer and French doors providing direct access to the rear garden. Integrated appliances include a fridge/freezer, dishwasher, oven and a gas hob with a canopy above. Accessed through the kitchen/dining room is a convenient utility room which contains a built-in storage cupboard and offers additional space for appliances. A conveniently located WC is situated off the hallway, with a useful built-in storage cupboard positioned alongside. Completing the ground floor, a carpeted family or cinema room includes spotlighting and offers a versatile space that could also serve as a playroom, home office or additional reception room.

Upstairs, the master bedroom features carpeted flooring, a wall-mounted TV point, a built-in dressing room and a modern en-suite, providing a comfortable and private retreat. Bedroom two also benefits from carpeted flooring, a wall-mounted TV point and a built-in wardrobe with sliding doors, offering excellent storage. Two further bedrooms are located on this floor, both carpeted and well-proportioned, making them ideal for family members, guests or use as a home office if required. Completing the property, and located opposite a useful store cupboard on the landing, the modern three-piece family bathroom features tiled flooring, spotlighting, a tiled splashback surround and a shower cubicle.



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Approximate Gross Internal Area: (1636 sq ft - 152 sq m.)



**Ground Floor**

**First Floor**

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Old Craighall is a charming and well-connected village located on the outskirts of Musselburgh in East Lothian, offering an appealing balance of peaceful surroundings and excellent access to nearby towns and the capital. Positioned just minutes from the A1 and close to the Edinburgh City Bypass, Old Craighall is ideally placed for commuters, providing convenient road links into Edinburgh and across the central belt. The area benefits from a range of everyday amenities close

at hand, with nearby Musselburgh offering a selection of supermarkets, independent shops, cafés and restaurants, as well as healthcare facilities and leisure options. Fort Kinnaird Retail Park is also a short drive away, providing an extensive choice of high street retailers, restaurants and a cinema. Families are well catered for with a variety of schooling options in the surrounding area, while Queen Margaret University campus is located nearby.





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