



21 Newcraighall Drive, Newcraighall, Musselburgh, EH21 8SG

Well Presented, Two Bedroom, Mid-Terraced Villa, with Gardens

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Property Description

Well presented, two-bedroom, mid-terrace villa, with gardens and residential parking. Set in a quiet and leafy cul-de-sac in an established residential area of Musselburgh, East Lothian.

Comprises a vestibule, hall, living and dining rooms, kitchen, two double bedrooms, a bathroom and a WC.

Requiring some moderate updating, features include gas central heating, double glazing, modern flooring and good integrated storage including a loft. There is a garden area to the front, whilst a generously-sized and enclosed garden includes a patio and low-maintenance landscaping.

The convenient location offers excellent transport links via road, bus and rail (Newcraighall station) whilst extensive shopping is readily accessed at Fort Kinnaird.

The entrance features a deep built-in cloak/store cupboard, and opens to the main hall giving access throughout the ground floor and to the carpeted stairway. Rear-facing is the living room, featuring a wall-mounted gas fire, modern wood-effect flooring, a door to the garden and two pendant light fittings.

Semi-partitioned to the lounge is a dining area, also with a pendant light fitting and flooring continued from the lounge. The kitchen is set to the front with dual access from the hall and dining room and is fitted with units and worktops, including an integrated oven and gas hob.

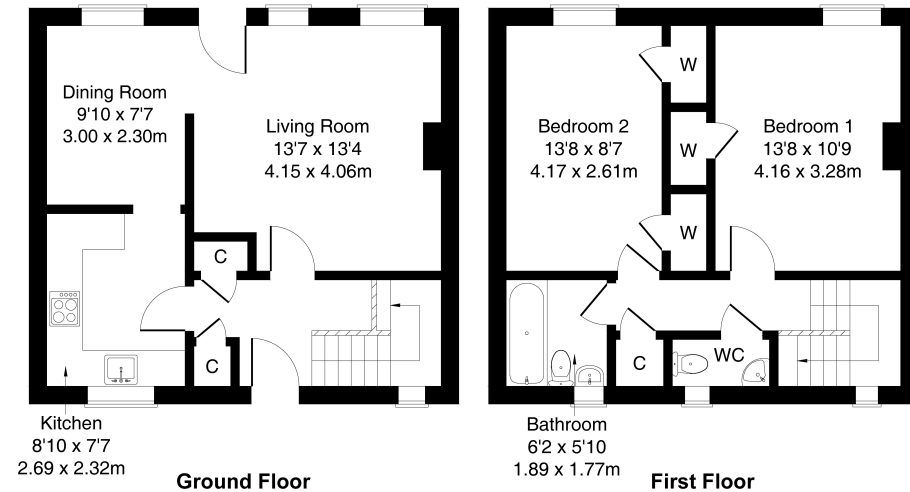
On the first floor, two carpeted double bedrooms overlook the rear garden with both including built-in wardrobes. Completing the accommodation, with front-facing windows are a bright bathroom with a sink and bath, and a separate WC.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



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

Area Description

Musselburgh, also known as "The Honest Town," lies on the coast of the Firth of Forth approximately six miles east of Edinburgh. There is a wide variety of local retailers and national names, with banks, building societies and post offices, along with a large supermarket in the town centre, and a selection of smaller supermarkets at the outskirts. There is an excellent range of recreational facilities including restaurants, a library, Brunton Theatre, a

sports centre with swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour and delightful walks along the River Esk. Regular bus services pass through the town, whilst frequent rail services are also available from the station on the southern edge of the town, giving commuter access into the heart of Edinburgh.





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