



Estate Agents and Solicitors

## 139 Craighall Drive, Musselburgh, East Lothian, EH21 8FL

Light & Tastefully Presented, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Light and tastefully presented, four-bedroom, detached family home with private gardens, a double driveway, and a detached garage. Situated in a modern and expanding residential development, in the popular Musselburgh area, East Lothian.

The property comprises an entrance hallway, living room, dining/kitchen, four flexible bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC.

Highlights include a fully integrated kitchen, modern bathroom suites, and light neutral decor throughout. Additional features include gas central heating, solar panels, double glazing, and good storage, including a loft and a garage with power and lighting.

Externally, the property is set back from the road and benefits from a front lawn with a multi-vehicle driveway continuing along the side and an enclosed rear garden, including a lawn and patio.

The location provides convenient access to the A1, Musselburgh town centre, and shopping at Fort Kinnaird, with good school catchment, including the sought-after Stoneyhill Primary School. The development also offers unrestricted visitors' parking bays and well-kept communal grounds.

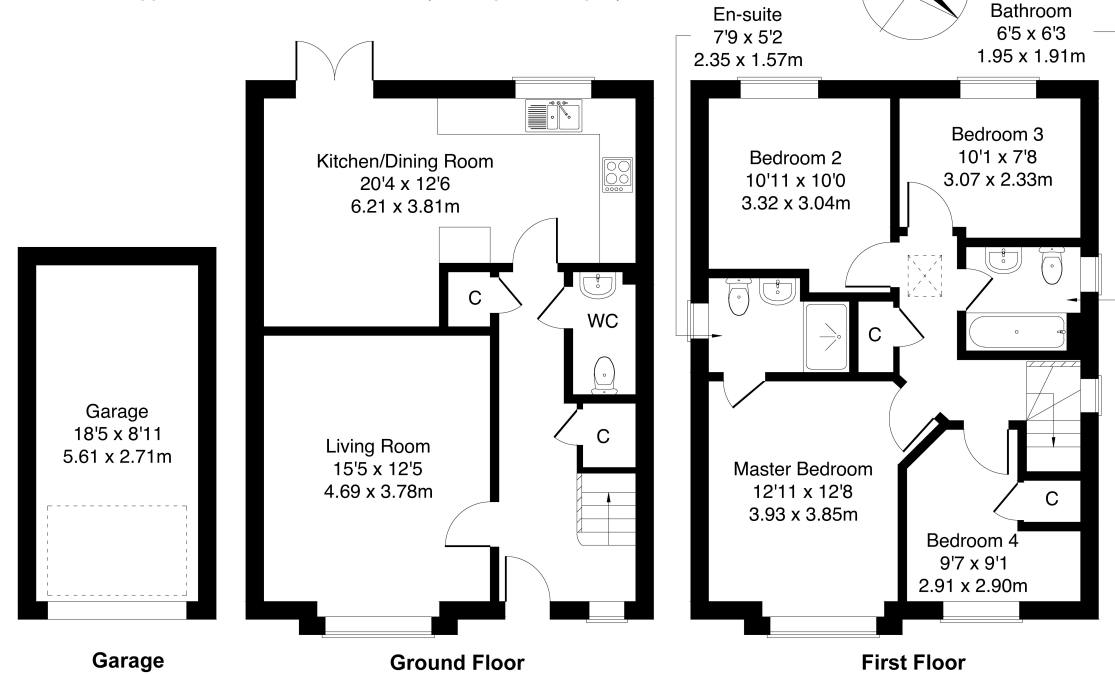
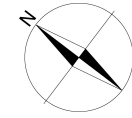
A welcoming carpeted hallway gives access to the stairs leading to the upper hall and throughout the ground floor, including two convenient store cupboards and a WC with a two-piece suite. Set to the front, a bright living room enjoys a westerly facing aspect allowing plenty of natural light, and features a wall-mount TV point, carpeted flooring and a central light fitting. Across the rear, a generous open-plan dining kitchen area has patio doors leading to the garden; whilst a stylish kitchen is fitted with modern units, wood-effect worktops with matching upstands, a sink with a drainer; and an integrated fridge/freezer, a washing machine, a dishwasher, an oven and a gas hob with a stainless steel canopy and splashback.

On the upper floor, a tastefully finished master bedroom benefits from plenty of space for freestanding storage and an en-suite shower room, while three further well-proportioned bedrooms provide flexible accommodation and feature carpeted flooring, with bedroom four also including a built-in cupboard. Completing the accommodation, with a side aspect window, a modern family-size bathroom is fitted with a three-piece suite and tiled splash areas.



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Approximate Gross Internal Area: (1302 sq ft - 121 sq m.)



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

# Area Description

Located in the popular Musselburgh area, this home offers excellent access to local amenities, schools, and transport links. The A1 and nearby rail connections provide quick routes to Edinburgh and beyond, while the Fort Kinnaird and Musselburgh town centre offer a variety of shops, restaurants, and leisure facilities. The development features unrestricted visitor parking and a welcoming

residential atmosphere. A good selection of schools is available at all levels, with the sought-after Stoneyhill Primary School within the catchment area and a brand new primary school opening in August 2025. Families will appreciate the nearby green spaces and scenic coastal walks, making this an ideal home for those seeking both comfort and convenience.







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