



91 Craighall Avenue, Musselburgh, East Lothian, EH21 8FP

Immaculately Presented, Three-Bedroom, Detached, Family Home, with Gardens and a Driveway

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Property Description

Immaculately presented, three-bedroom, detached, family home, with gardens, a driveway and an integrated garage. Set in a modern, factored, residential development, in the popular Musselburgh area, East Lothian.

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

In move-in condition, highlights include a modern kitchen, stylish bathroom suites and herringbone-style LVT flooring. In addition, there is gas central heating, solar panels, double glazing and good storage, including a garage with power and light and a professionally floored loft.

To the front is a lawn and driveway, whilst a south-westerly facing rear garden includes a lawn and patio.

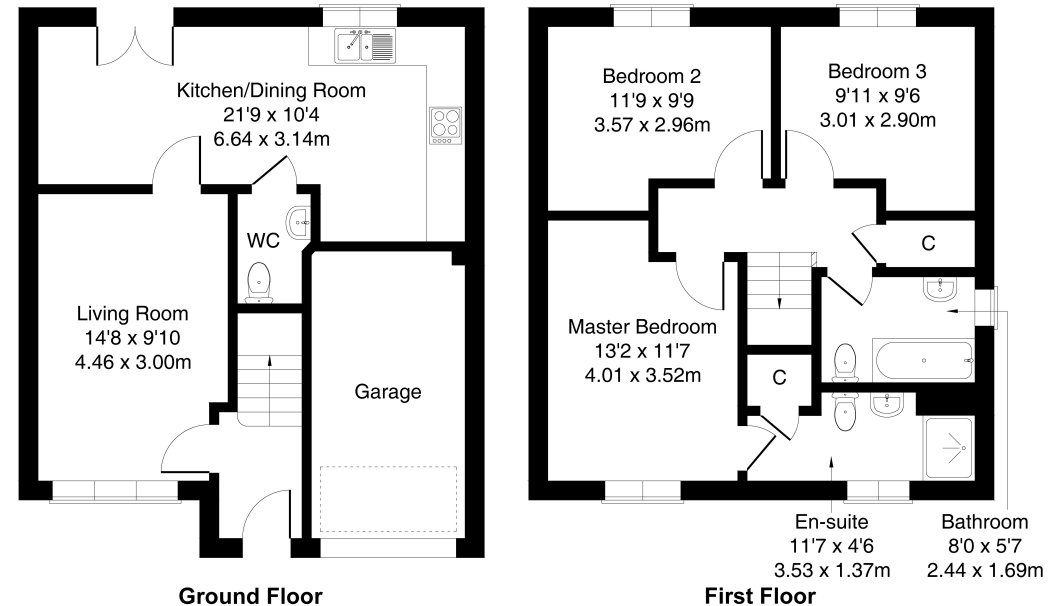
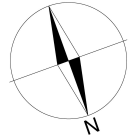
Ideally placed for access to the A1, shopping at Fort Kinnaird and Musselburgh town centre, the development also provides unrestricted visitors' parking bays.

A welcoming entrance hall is finished with light, neutral decor and wood-effect flooring which continues into a living room on the left. The bright, tastefully presented reception room offers a flexible floor plan for freestanding furniture and leads, conveniently, into a kitchen. Spanning the entire width of the property and opening onto the garden, via French doors, the well-proportioned room provides access to a WC and offers space for a dining table and chairs. The kitchen area is fitted with contemporary, neutrally-toned units and dark, wood-effect worktops. Appliances include an integrated oven, a ceramic hob, a stainless-steel canopy, and a dishwasher, whilst plumbing and space are available for a washing machine and a fridge/freezer.



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Approximate Gross Internal Area: (1044 sq ft - 97 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 Toun," 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 on the outskirts. Within easy driving distance, the Fort Kinnaird Retail Park offers an even wider range of shopping, along with a variety of leisure facilities. There is an excellent range of recreational facilities including restaurants, a library,

Brunton Theatre, a sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour and delightful walks along the River Esk, whilst scenic Dalkeith Country Park provides a perfect setting for family days out. 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 commuters access to the heart of Edinburgh.





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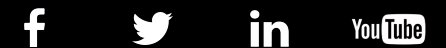
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