



34 Craighall Avenue, Musselburgh, East Lothian, EH21 8FQ

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

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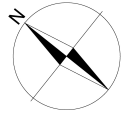


Property Description



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Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



Light and tastefully presented, three-bedroom, detached family home with gardens, a driveway, and an integrated garage. Set in a modern 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.

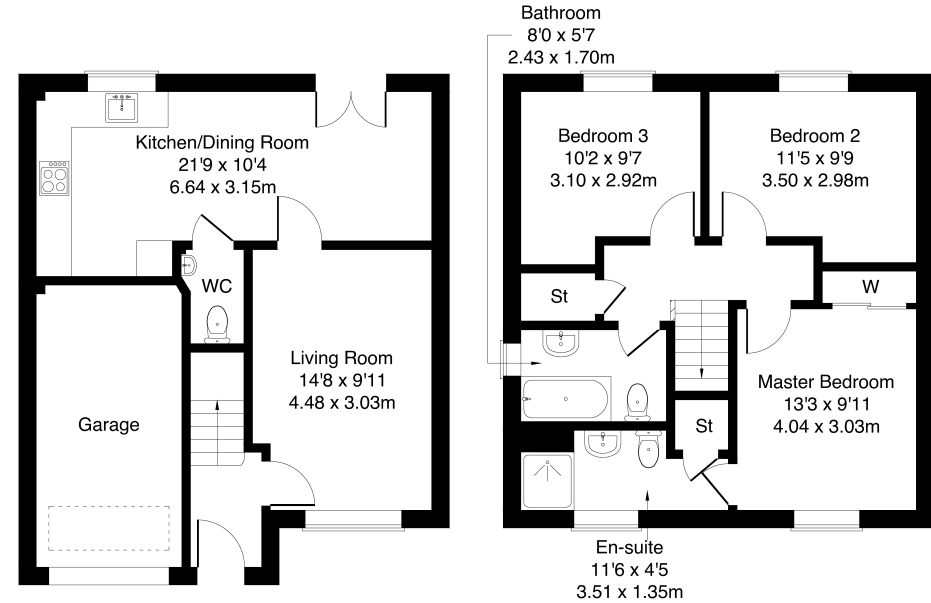
Highlights include a modern kitchen and bathroom suites, contemporary flooring, and light neutral decor throughout - ready-to-move-in. In addition, there is gas central heating, solar panels, double glazing, and good storage including the garage with power and lighting and a loft.

Externally, the property benefits from a lawn and double driveway; whilst a generous rear garden includes a lawn, patio, raised planting beds and a store shed. Ideally placed for access to the A1, shopping at Fort Kinnaird and Musselburgh town centre, the development also provides unrestricted visitors' parking bays.

A welcome entrance hall has easy maintenance wood-effect flooring, space for cloakware, and gives access to the carpeted stairway and the living room. Set to the front, enjoying a southerly-facing aspect, a good-sized lounge includes carpeted flooring and a central light fitting.

Set off the lounge is a spacious dining room and kitchen, with French patio doors leading to the garden, wood-effect flooring, and access to the internally set WC. Modern fitted units include stylish worktops with matching upstands, a sink with a drainer and an integrated fridge/freezer and dishwasher.

On the first floor, a master bedroom is set to the front with a built-in wardrobe, carpeted flooring and a generous en-suite shower room with an integrated cubicle. Two further bedrooms overlook the rear garden, with carpeted flooring and pendant light fittings. Completing the accommodation, with a side aspect window, a family bathroom is fitted with a three-piece suite and tiled splash walls.



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

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 on the outskirts. 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. 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, whilst Musselburgh station is just a fifteen-minute walk.





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