



49 Whitecraig Crescent, Whitecraig, Musselburgh, East Lothian, EH21 8NQ

Beautifully Presented Two-Bedroom, End-Terraced House with Gardens & Driveway

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Property Description

Beautifully presented two-bedroom end-terrace home with front and rear gardens and a private driveway. Situated within a modern, family-friendly residential development in Whitecraig, East Lothian.

The accommodation comprises an entrance hall, a living room, a kitchen, two bedrooms, and a bathroom.

Features include a fitted kitchen, contemporary flooring, and a bright, modern bathroom. Further benefits include light, tasteful décor throughout, double glazing, and gas central heating.

Externally, the property offers private garden grounds to the front, side, and rear, incorporating a driveway.

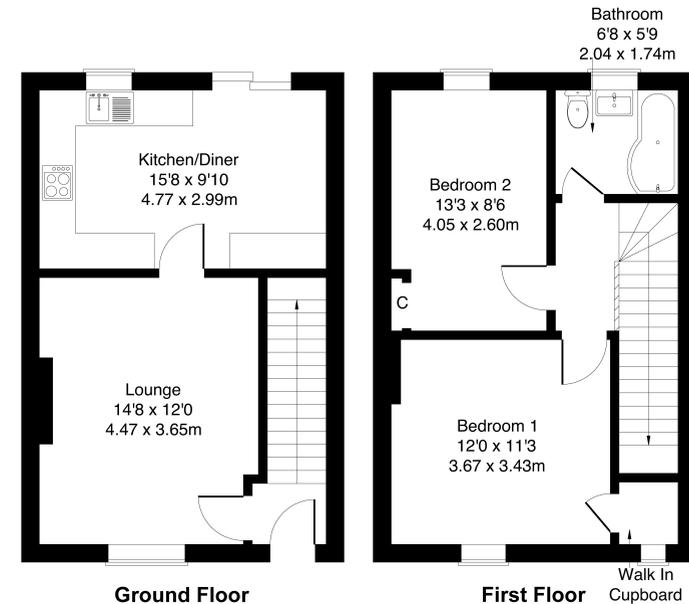
A welcoming entrance provides access that leads directly through to the living room, finished with contemporary flooring and light décor, and benefiting from a wall-mounted TV point while also featuring a fireplace that creates a charming and inviting atmosphere. The living room flows seamlessly into the kitchen/dining area, with the space providing direct access to the private rear garden, making it an exceptional setting for entertaining guests. The kitchen offers a modern finish with granite-effect countertops, a tiled-effect splashback, an integrated oven and five-ring gas hob with canopy above, along with space for additional appliances.

Heading upstairs, the carpeted landing provides access to the bedrooms, all finished in light tones and décor with carpeted flooring and large windows allowing plenty of natural light throughout. Completing the property is the family bathroom, presented as a three-piece suite with a P-shaped shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



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

Area Description

Whitecraig is a quaint village located just three miles south of Musselburgh, conveniently positioned near the A1, offering excellent commuting options and regular public transport from its main street. Nestled within Edinburgh's green belt, the area is surrounded by open countryside with scenic walkways and cycle paths. Nearby, Fort Kinnaird and Straiton retail parks provide a variety of popular high-street

stores, while Musselburgh caters to more local shopping needs and amenities. The town boasts a vibrant selection of restaurants and cafes, the well-regarded Brunton Theatre, Musselburgh Racecourse, a sports center with a swimming pool, several golf courses, and enjoyable walking routes around the harbour and along the River Esk.





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