



**Plot 140, The Crammond At Burgh Gate, Craighall Drive, Monktonhall Farm, Old Craighall, Musselburgh, EH21 8FL**  
Persimmon Homes: Four Bedroom, Detached House with Private Gardens & Garage

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# Property Description

Beautifully designed and well-proportioned, four-bedroom, detached house with private gardens and garage. Ideally situated, in a new, modern residential and family-friendly development in Musselburgh, southeast of Edinburgh City Centre.

Reserve now! A fantastic offer is available for this week only - 5% DEPOSIT CONTRIBUTION (£16, 249).

Comprises an entrance hall, a lounge, an open plan kitchen and dining room, four bedrooms, a family bathroom, an en-suite shower room and a ground-floor WC.

The Crammond is part of an exclusive development with well-maintained grounds, offering versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family life.

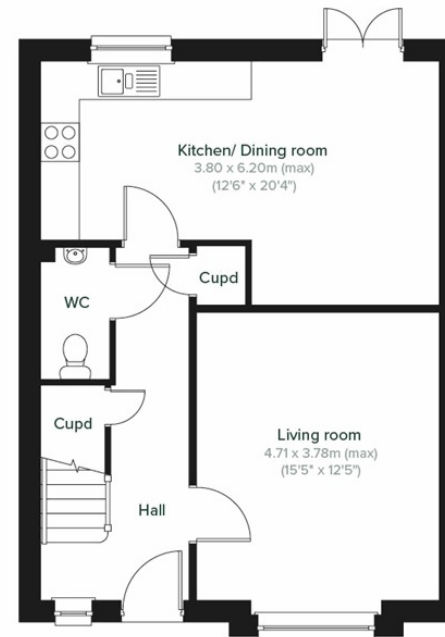
A welcoming entrance hall affords access throughout the ground floor, including a convenient WC, and two built-in storage cupboards offering superb storage provision and cloakroom space. A spacious front-facing lounge features a bright triple window; whilst to the rear, the open-plan kitchen and dining room feature French patio doors leading to the garden, offering excellent space for entertainment. The kitchen comes with an integrated dishwasher, fridge freezer and stainless steel oven, hob and extractor hood.

On the upper floor, the stairway features a window providing plentiful natural light, with further built-in storage. A generously sized master bedroom is set to the front with an en-suite shower room; whilst three further bedrooms are set to each corner. Completing the accommodation, the family bathroom features a side aspect window and space for a three-piece suite.

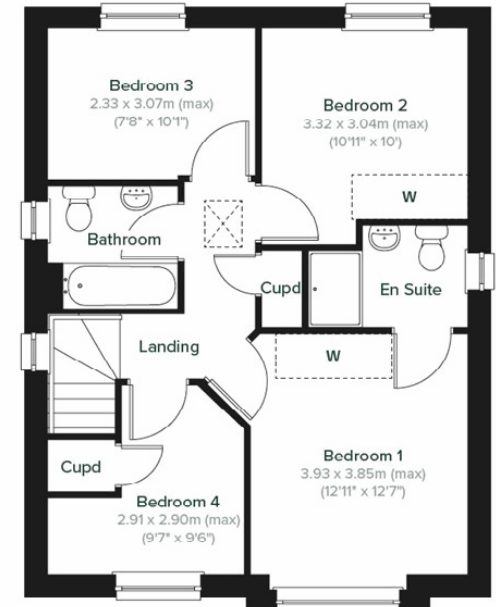
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## Persimmon Homes, Plot 140, The Crammond At Burgh Gate



Ground Floor

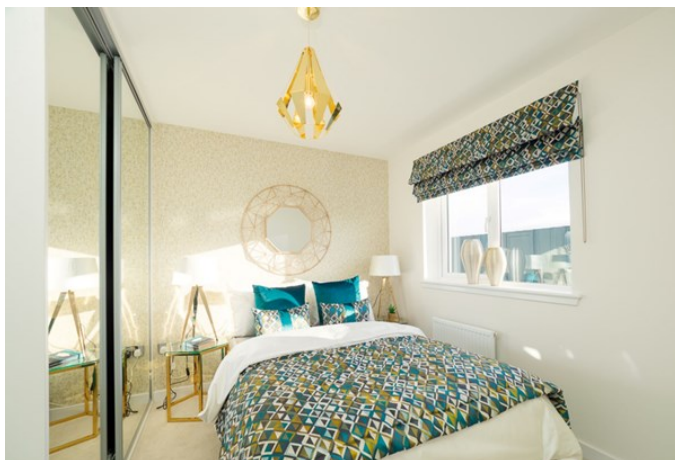


First Floor

# Area Description





The Burgh Gate is a fantastic new development near Musselburgh, East Lothian, with a selection of homes to suit your current needs. Musselburgh, also known as "The Honest Town," lies on the coast of the Firth of Forth approximately six miles east of Edinburgh, with the coastal villages and beaches of East Lothian on the other, providing the best of both worlds. There is a wide variety of local retailers, 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; whilst Dalkeith Country Park and Pentland Hills Regional Park are just a short drive away. The City of Edinburgh Bypass is easily reached, whilst regular bus services pass through the town and frequent rail services are also available from the station on the southern edge of the town, giving commuters easy access into the heart of Edinburgh and further afield.





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