



46 Whitecraig Avenue, Whitecraig, Musselburgh, EH21 8PD

Offers Over £200,000

Dean and the team from K Allan Properties Edinburgh are delighted to bring this 3 bedroom family home, situated in a desirable residential area to market.

The property has been a much loved family home and is presented to the market in move in condition, however some aspects of the property could benefit from some modernisation. The spacious front garden has been converted into an easily accessible driveway with desirable off-road parking. A well presented enclosed garden is positioned to the rear of the property.

Whitecraig is a desirable family friendly area, with good connection links to the city bypass, making this property a practical location from commuters. Catchment area schools are Whitecraig Primary School and Musselburgh Grammar School.

COUNCIL TAX BAND - C

EPC - D

SERVICES

Electricity - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

BEST ESTATE AGENT GUIDE

When you choose to work with us, you are officially working with one of the UK's Best Estate Agents. We received this award in 2023 and again in 2024. The very best agents are listed in The Best Estate Agent Guide - a website for sellers to help them choose who the best agents are in their area. If you want to achieve the best results for your property sale, combined with receiving the best customer service, we would love to help.

VIEWINGS

By appointment only, arranged through K Allan Properties.

Call 0131 605 0289 or email
info@kallanproperties.co.uk

OFFERS TO

K Allan Properties

Watergate

Kirkwall

KW15 1PD

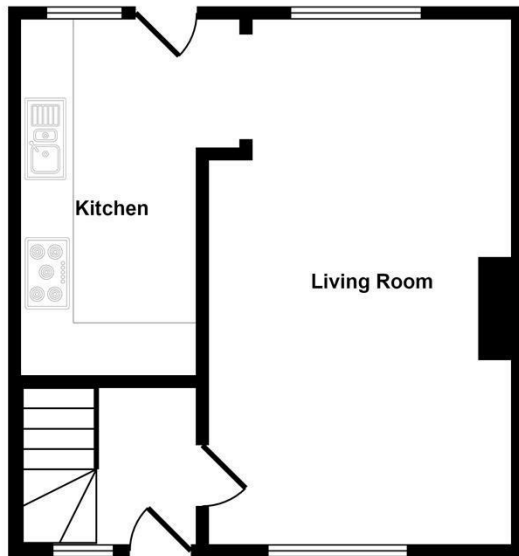
OR VIA EMAIL WHICH CAN BE FOUND ON
OUR WEBSITE

DISCLAIMER

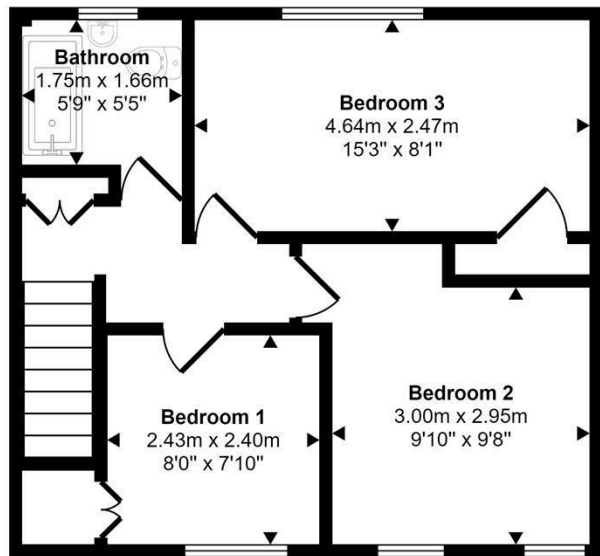
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Floor Plan

Approx Gross Internal Area
73 sq m / 788 sq ft



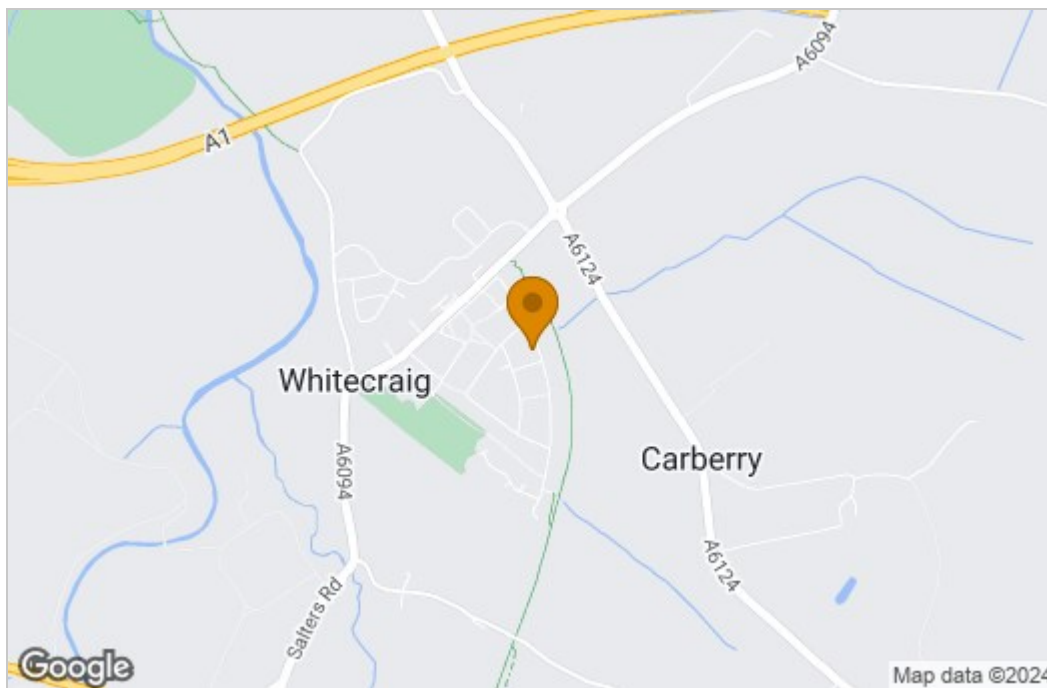
Ground Floor
Approx 34 sq m / 362 sq ft



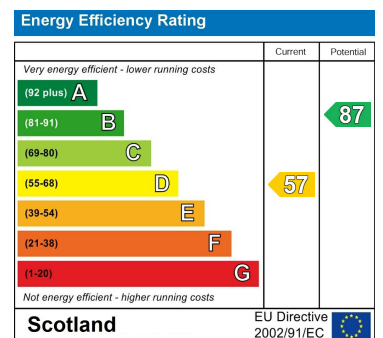
First Floor
Approx 40 sq m / 426 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.