



8 Queen Margaret University Way
MUSSELBURGH | EH21 8SL


warners
solicitors & estate agents



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An exciting opportunity has arisen to acquire this beautifully presented four-bedroom detached family home forming part of a small exclusive modern development in the village of Old Craighall, on the outskirts of Musselburgh, boasting private gardens and a private driveway leading to an integral garage.

This beautiful family home offers well-planned accommodation over two levels and is presented to the market in genuine move-in condition. On the lower level, the spacious living room forms the main public space in the property which features a log burning stove providing a central focal point to the room. From here sliding doors open to the large rear garden which features both an intimate patio area and stoned area, making it ideal for relaxing and enjoying the best of the summer weather. The bay windowed modern kitchen/ dining room is well-appointed with ample room for both cooking and dining and also features a handy breakfast bar, perfect for that morning coffee. A downstairs WC completes the accommodation on the lower level.

Upstairs, the principal bedroom boasts both a charming ensuite and built-in wardrobe storage. Two of the three further bedrooms on this level similarly offer built-in wardrobe storage, and a modern family bathroom completes the internal accommodation.

- Four-bedroom detached family home
- Front and rear garden gardens
- Light and spacious Living room with log burning stove and French doors to garden
- Bay windowed contemporary Kitchen /dining room with integrated appliances and breakfast bar
- Principal Double Bedroom with ensuite
- Three further double bedrooms (two with integrated storage)
- Modern Principal Bathroom with stylish three piece suite, shower over bath
- Driveway and Single Integral Garage
- Double glazing & Gas Central Heating

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Blinds, new hob, new dishwasher, cooker, washing machine and bulbs. EPC rating D.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.



