



1 WHITECRAIG TERRACE
WHITECRAIG
EAST LOTHIAN
EH21 8NJ

OFFERS OVER £140,000

VIEWING: BY APPOINTMENT PLEASE TELEPHONE
SOLICITORS ON 0131 665 9041

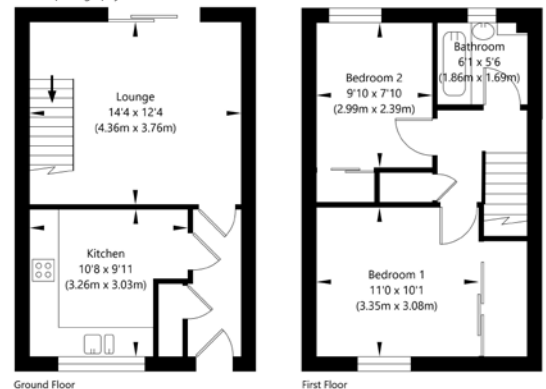


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Approx. Gross Internal Area of Main Residence
59.89 Sq M / 644 Sq Ft.
Not to scale. For identification only.
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ATTRACTIVE AND WELL-PROPORTIONED END TERRACED
VILLA IN POPULAR EAST LOTHIAN VILLAGE, CLOSE TO ALL
AMENITIES AND EXCELLENT TRANSPORT LINKS.

- ENTRANCE HALLWAY
- LOUNGE TO THE REAR
- FITTED KITCHEN
- UPPER LANDING WITH STORAGE
- TWO BEDROOMS, BOTH WITH FITTED WARDROBES
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDENS
- ALLOCATED PARKING SPACE

DESCRIPTION

The property offered for sale is an attractive end terraced villa, situated in the popular village of Whitecraig, on the outskirts of Musselburgh and within easy reach of Dalkeith. The property is entered into the hallway which has a useful storage cupboard and to the front is a good-sized fitted kitchen with ample base and wall units, fitted work surfaces and tiled splashback and the hob, oven and integral fridge freezer are included in the sale. To the rear the property has a lounge which has stairs to the upper accommodation and patio doors to the rear garden. Upstairs the landing has a storage cupboard and provides access to two bedrooms, both with generous fitted wardrobes, and an extensively tiled bathroom with a three-piece white suite with a shower over the bath with shower screen. The property benefits from gas central heating and double glazing and there are private gardens to the front and rear as well as an allocated parking space to the rear. Early viewing is highly recommended to fully appreciate the accommodation on offer.

LOCATION

The property is situated in Whitecraig which is a small village on the outskirts of Musselburgh and is also close to Dalkeith and to the village of Wallyford. Whitecraig has some facilities to cater for day to day needs with Musselburgh offering a comprehensive range of amenities, including a variety of specialist shops, a large Tesco supermarket, banking, building society and Post Office services and well-known ice cream shops. Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, and a large Asda Hypermarket are also close by. Musselburgh also has a theatre, a variety of bars and restaurants and a range of leisure pursuits from riverside walks to sailing, fishing, Musselburgh Racecourse and a variety of golf courses including Musselburgh Old Golf Course. There is also a sports centre with swimming pool and Bannatynes Health club at nearby Newcraighall. Schooling is well represented in the area and the Queen Margaret University campus is nearby and it also has sports facilities. Wallyford train station provides links to Edinburgh and beyond. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks.

PARKING

The property has access to an allocated parking space.

EXTRAS

The carpets and flooring, hob, oven and integral fridge freezer are included in the sale.

