

# 9 Park Terrace Newcraighall, EH21 8RW

OFFERS OVER £160,000



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- Well proportioned upper villa
- Hall, lounge/diningroom with bay window
- Modern fitted kitchen
- 2 double bedrooms
- Stylish modern shower room
- Gas central heating. Double glazing
- Shared drying green. On street parking
- EPC Band C, Council tax band B

### Description

This excellent upper villa (70m sq), located at the end of a terrace of similar properties with a partial view over the park. Benefiting from gas central heating and double glazing, the accommodation all in good decorative order comprises, an L shaped hall with storage cupboard, bright lounge/diningroom with bay window offering a view to the park, modern fitted kitchen with integrated appliances, two generous double bedrooms and a stylish fully panelled shower room with modern two piece white suite.





### Location

Newcraighall is a popular village on the outskirts of East Edinburgh and the historic coastal town of Musselburgh. Within the village is a local shop and only minutes away more extensive retail facilities are located at Fort Kinnaird which includes a Marks and Spencer and other major stores. There is a park and ride and train station offering excellent commuter links, with the A1 easily accessible, linking with the city bypass and ultimately motorway connections and Edinburgh airport. Leisure facilities include a modern private gym while Musselburgh, surrounded by unspoilt countryside, offers delightful walks along the river, promenade, Links and other recreational areas, as well as boasting the famous Musselburgh Racecourse, a choice of golf courses, theatre and harbour.

### Gardens and parking

There are large open communal drying greens located to the rear of the property with ample unrestricted parking available to the front.

### Extras

All the fitted floor coverings, curtains, gas hob, oven and chimney style cooker hood are all included within the sale price.

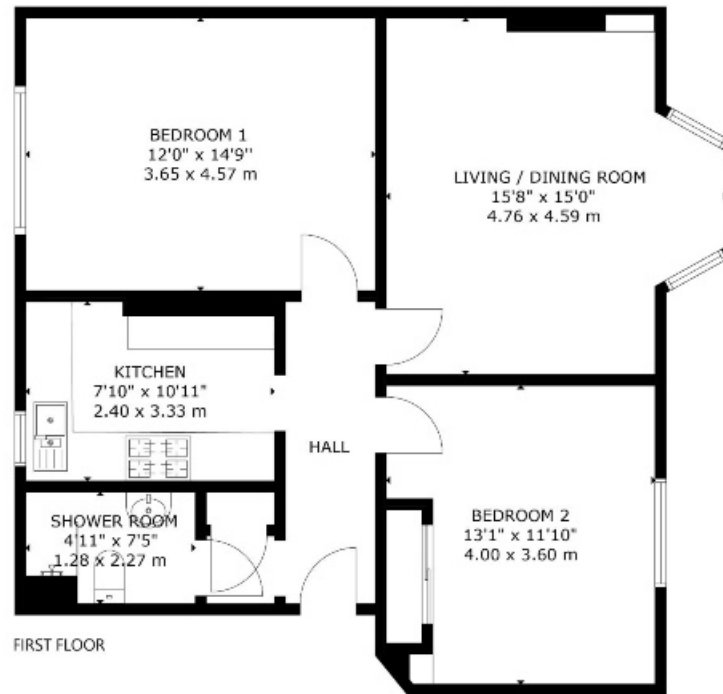
### Home Report

The property has been valued by a surveyor at £165,000 and the Home Report can be downloaded via the ESPC link.

### Viewing

By appointment telephone selling agents on 0131 665 3131





FIRST FLOOR

9 PARK TERRACE, NEWCRAIGHALL, EDINBURGH, EH21 8RW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 771 SQ FT / 72 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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