



98 Whitecraig Road, Whitecraig, Musselburgh, East Lothian, EH21 8ND

Tastefully Presented, Three-Bedroom, Traditional Upper Villa with Gardens & Driveway

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Property Description

Light, tastefully presented and spacious, three-bedroom, traditional double-upper villa, with an exceptionally generous garden plot and driveway.

Positioned at the end of a small, quiet cul-de-sac, located in the established residential village of Whitecraig, near Musselburgh.

Comprises an entrance and stairway, hall, living room, kitchen, utility cupboard, three flexible bedrooms, a shower room and a family bathroom.

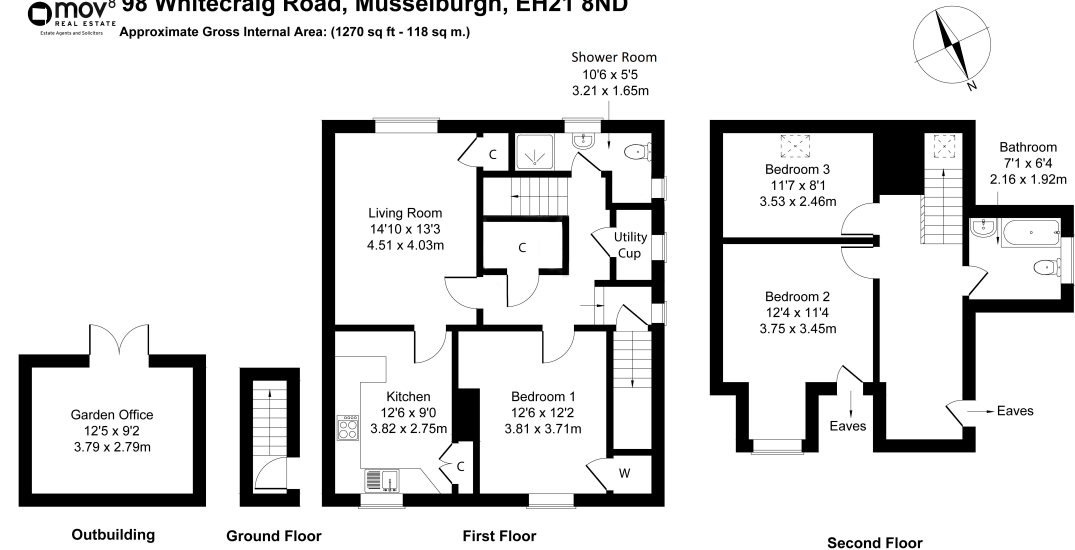
Highlights include a modern fitted kitchen and bathrooms, a high-end garden office, gas central heating and double glazing. In addition, there are multiple TV points, contemporary lighting, and good storage provision including eaves spaces.

The extensive garden plots include lawns, a store shed, a raised patio deck, a multi-vehicle gravelled driveway, and the garden office with power and lighting.

A welcoming entrance staircase leads to the upper hall, where a useful storage cupboard and separate utility cupboard provide practical everyday storage. Positioned to the front, the generous living and dining room offers a bright and comfortable living space, complete with carpeted flooring, a built-in cupboard, and a wall-mounted TV point. Set just off the living room, the well-appointed kitchen is fitted with a range of wall and base units, stone-effect worktops with matching upstands, a sink with drainer, an integrated oven and gas hob, a fridge/freezer, and a dishwasher.

To the rear, a spacious double bedroom benefits from a built-in wardrobe and carpeted flooring. Completing this level is a shower room featuring a rainfall shower. The upper floor hosts two further well-proportioned double bedrooms, both with carpeted flooring, alongside the family bathroom, which is fitted with a three-piece suite.

omov⁸ REAL ESTATE 98 Whitecraig Road, Musselburgh, EH21 8ND
Estates Agents and Solicitors Approximate Gross Internal Area: (1270 sq ft - 118 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Musselburgh, known as "The Honest Toun," is a charming coastal town on the Firth of Forth, just six miles east of Edinburgh. It offers a mix of local shops and well-known national retailers, including banks, building societies, post offices, a large supermarket in the town centre, and several smaller supermarkets on the outskirts. The town boasts a variety of recreational amenities such as restaurants, a library, the Brunton Theatre, a sports

centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour, and scenic riverside walks along the River Esk. Well-connected by frequent bus routes and regular rail services from the station on the town's southern edge, Musselburgh provides easy commuter access to central Edinburgh.





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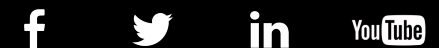
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