



46 Cowpits Avenue, Whitecraig, Musselburgh, EH21 8TB

Immaculately Presented, Three-Bedroom, End-Terrace Home with Gardens

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Property Description

Immaculately presented and ready to move into, this stylish three-bedroom, south-facing end-terrace house offers light, neutral décor throughout, private gardens and an allocated parking space. Set within a modern and growing residential development in the Whitecraig area of East Lothian, the property is ideally suited to a range of buyers.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, modern bathroom suites, and well-proportioned room sizes. In addition, there is gas central heating, solar panels, double glazing, and good storage provision.

Externally, an enclosed rear garden features a lawn and a paved patio, whilst the development includes additional visitor parking and maintained grounds.

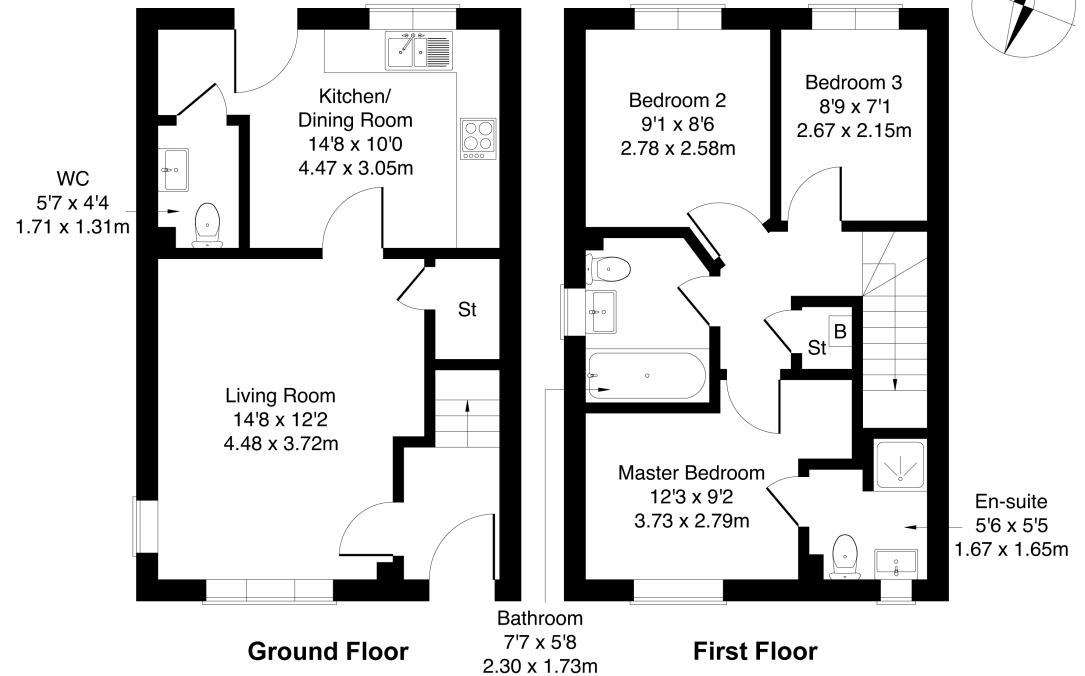
A welcoming entrance hall gives access to the carpeted staircase leading to the upper hall and opens into the bright, front-facing living room. Enjoying a sunny south-facing aspect and a dual-aspect, this attractive reception room is finished with light décor and carpeted flooring, and features a built-in storage cupboard and access to the kitchen. Fitted with modern units and worktops, the kitchen includes a range of integrated appliances comprising a gas hob, oven, fridge/freezer, washing machine and dishwasher. There is also ample space for family dining, access to a convenient ground-floor WC, and a door opening directly onto the rear garden, creating an ideal space for everyday living and entertaining.

On the upper floor, a well-proportioned principal bedroom spans the full width of the property and is tastefully presented with light décor, carpeted flooring, ample space for freestanding furniture, and a contemporary en-suite shower room. Two further well-presented bedrooms overlook the rear garden, each finished in a similar style. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite and tiled splash areas.



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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



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

Area Description

Whitecraig is a quaint village located just three miles south of Musselburgh, conveniently positioned near the A1, offering excellent commuting options and regular public transport from its main street. Nestled within Edinburgh's green belt, the area is surrounded by open countryside with scenic walkways and cycle paths. Nearby, Fort Kinnaird and Straiton retail parks

provide a variety of popular high-street stores, while Musselburgh caters to more local shopping needs and amenities. The town boasts a vibrant selection of restaurants and cafes, the well-regarded Brunton Theatre, Musselburgh Racecourse, a sports centre with a swimming pool, several golf courses, and enjoyable walking routes around the harbour and along the River Esk.





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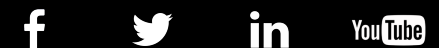
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