



Estate Agents and Solicitors

47 Smeaton Avenue, Whitecraig, Musselburgh, East Lothian, EH21 8TF

Beautifully Presented, Three-Bedroom, End-Terrace Home, with Gardens and a Double Driveway

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Property Description

Light and beautifully presented, three-bedroom, end-terrace home, with gardens and a double driveway. Positioned in a modern and growing residential development in the Whitecraig area, East Lothian.

Comprises an entrance hall, living room, inner hall, dining/kitchen, two double bedrooms, an en-suite, single bedroom, a bathroom and a ground-floor WC.

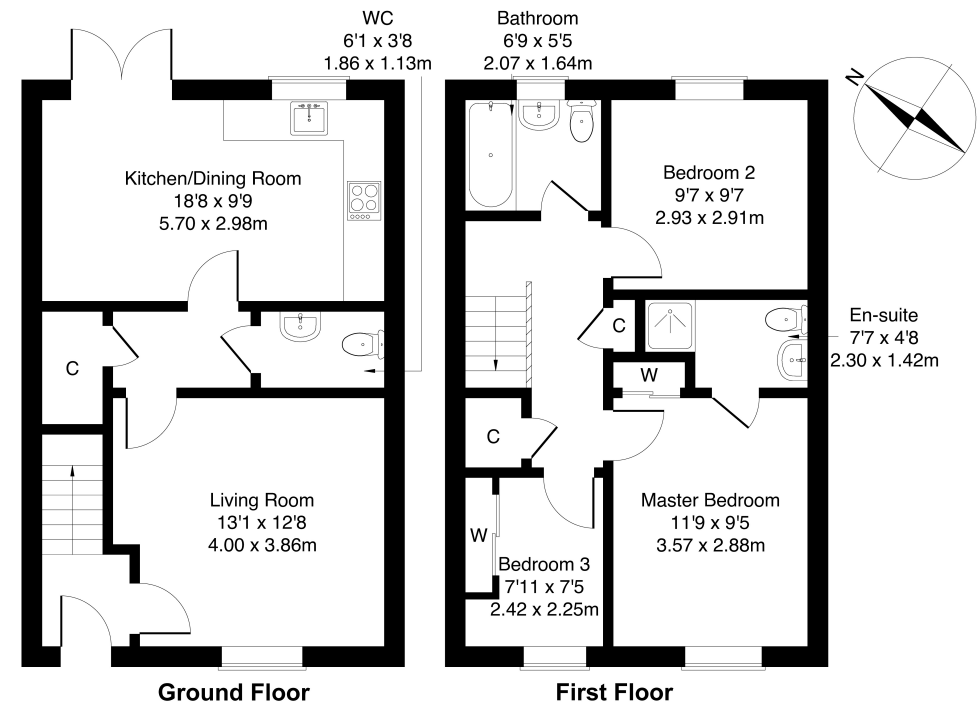
Tastefully finished throughout and turn-key ready, featuring a fully integrated kitchen, stylish bathrooms, and multiple TV points. In addition, there is gas central heating, solar panels, double glazing, and good storage provision including a floored loft.

Externally, there is a mono-blocked driveway to the front, whilst an enclosed rear garden features a lawn and a paved patio.

An inviting entrance welcomes you into the property, leading directly into the spacious living room. Finished with carpeted flooring, the room benefits from a large window that fills the space with natural light, along with a convenient wall-mounted TV point. From here, you can access the kitchen/dining room, with a practical WC positioned just off the hallway. The kitchen/dining area is finished with contemporary flooring throughout and enjoys direct access to the rear garden, creating an ideal space for entertaining family and friends. The kitchen is fitted with wood-effect worktops and matching upstands, a stainless steel sink with drainer, an integrated oven and gas hob with a canopy extractor above, as well as a washing machine, dishwasher and fridge/freezer.

Carpeted stairs rise to the first floor, where all bedrooms can be found. Each bedroom continues the matching carpeted flooring from the landing and is complemented by light, tasteful décor throughout. The principal bedroom and bedroom two both benefit from wall-mounted TV points, while the principal bedroom also features a private en-suite shower room for added convenience. Completing this attractive home is the family bathroom, fitted with a modern three-piece suite incorporating a shower over the bath.

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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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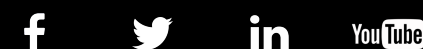
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