



11 Smeaton Lane,
Whitecraig, Musselburgh, East Lothian, EH21 8TG



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Immaculately presented five-bedroom detached family home, newly constructed by Miller Homes, situated within the highly desirable East Lothian village of Whitecraig. Offering generous and flexible accommodation throughout, this impressive property is ideally placed for local amenities, primary school and excellent transport links.

The accommodation comprises a welcoming entrance hallway with useful storage and a convenient WC, a bright front-facing lounge, and an outstanding open-plan dining, family and kitchen area forming the heart of the home. Flooded with natural light from two windows and French doors opening directly onto the rear garden, this superb space is ideal for modern family living and entertaining. The contemporary kitchen is fitted with an attractive range of base and wall-mounted units and includes an integrated oven, hob, extractor hood, dishwasher and fridge/freezer, all of which are included in the sale. A separate utility room provides additional practicality with space for both a washing machine and tumble dryer. Completing the ground floor accommodation is a bedroom/study with window to the front.

On the upper floor there are four generously proportioned bedrooms, two benefiting from en-suite shower rooms, while the principal bedroom further enjoys the luxury of a dressing room. The family bathroom is fitted with a modern three-piece suite comprising bath, separate shower enclosure, wash hand basin and WC.

Externally, the property boasts a beautifully maintained rear garden incorporating a patio and lawn area, perfect for outdoor relaxation and family enjoyment. A driveway to the side provides off-street parking and leads to a detached single garage with Sync EV car charger.

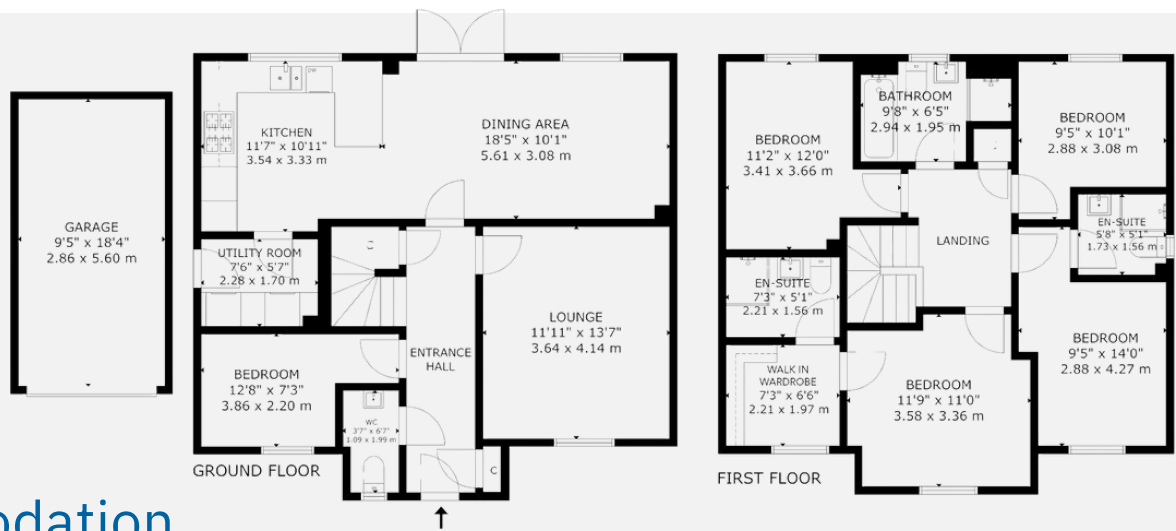
Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to appreciate the quality, space and location of this exceptional family home.

There is a factoring arrangement in place for the upkeep of common outdoor areas. The current factor is Ross and Liddell with a monthly payment of approximately £20.

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Excellent road and public transport provides links to the city which is ideal for the daily commuter.





Accommodation

Lounge:	4.14m x 3.63m (13'7" x 11'11")
Dining / family area:	5.61m x 3.07m (18'5" x 10'1")
Kitchen area:	3.53m x 3.33m (11'7" x 10'11")
Utility Room:	2.29m x 1.7m (7'6" x 5'7")
Bedroom 5:	3.86m x 2.2m (12'8" x 7'3")
WC:	2m x 1.1m (6'7" x 3'7")
Bedroom 1:	3.58m x 3.35m (11'9" x 11')
Dressing Room:	2.2m x 1.98m (7'3" x 6'6")
En suite shower room:	2.2m x 1.55m (7'3" x 5'1")
Bedroom 2	4.27m x 2.87m (14' x 9'5")
En suite shower room:	1.73m x 1.55m (5'8" x 5'1")
Bedroom 3:	3.4m x 3.66m (11'2" x 12')
Bedroom 4:	3.07m x 2.87m (10'1" x 9'5")
Bathroom:	2.95m x 1.96m (9'8" x 6'5")
Garage:	5.6m x 2.87m (18'4" x 9'5")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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