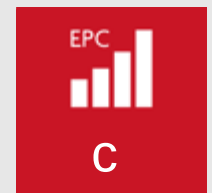
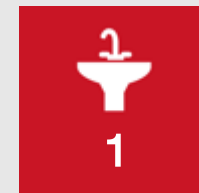
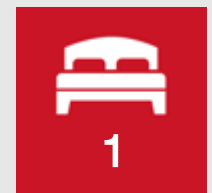
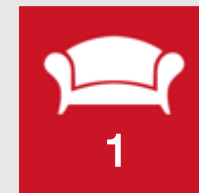




**Thorntons**  
The right way to move

8c Whitecraig Avenue,  
Whitecraig, Musselburgh, East  
Lothian EH21 8PE





## Summary

Well-presented one-bedroom first-floor flat situated within the popular East Lothian village of Whitecraig. The accommodation comprises a well-proportioned living/dining room, fitted kitchen with an integrated oven and gas hob. The generous double bedroom provides excellent space for freestanding furniture and wardrobes, while a separate box room offers useful additional accommodation and is currently presented as a compact sitting/study space. A bright bathroom fitted with a white three-piece suite. Externally, the development is surrounded by established communal grounds, with a substantial lawned garden area to the rear. The photographs also show useful garden storage sheds within the grounds.

## Features

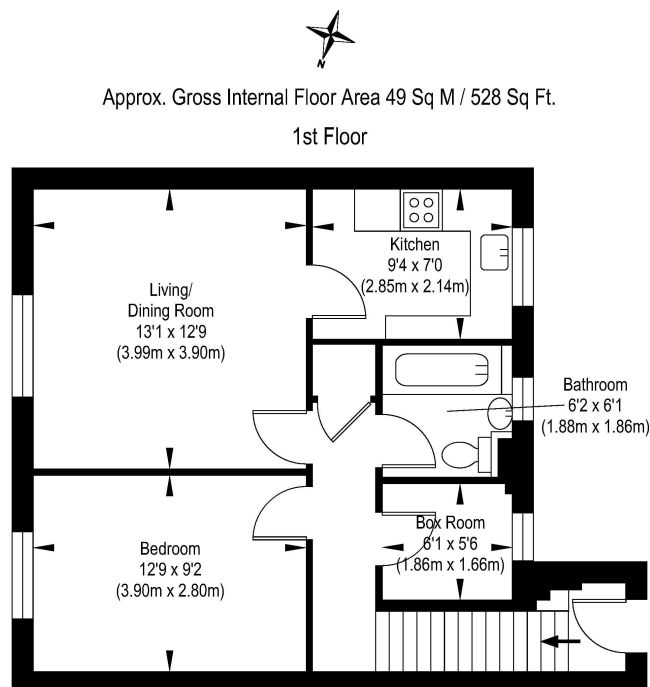
- One-bedroom first-floor flat
- Spacious living/dining room
- Modern fitted kitchen
- Generous double bedroom
- Useful separate box room
- Three-piece bathroom with shower
- Well-presented contemporary interior
- Established communal garden grounds
- GCH, & DG
- Convenient Whitecraig village location

## Room Measurements

Living/Dining Room 13'1" x 12'9" (3.99m x 3.90m)  
 Kitchen 9'4" x 7'0" (2.85m x 2.14m)  
 Bedroom 12'9" x 9'2" (3.90m x 2.80m)  
 Box Room 6'1" x 5'6" (1.86m x 1.66m)  
 Bathroom 6'2" x 6'1" (1.88m x 1.86m)



# Floorplan



Approx. Gross Internal Floor Area 49 Sq M / 528 Sq Ft.

1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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