



22 PARK VIEW

Newcraighall, Musselburgh, EH21 8RP



1

Public Room



2

Bedroom



1

Bathroom

22 PARK VIEW

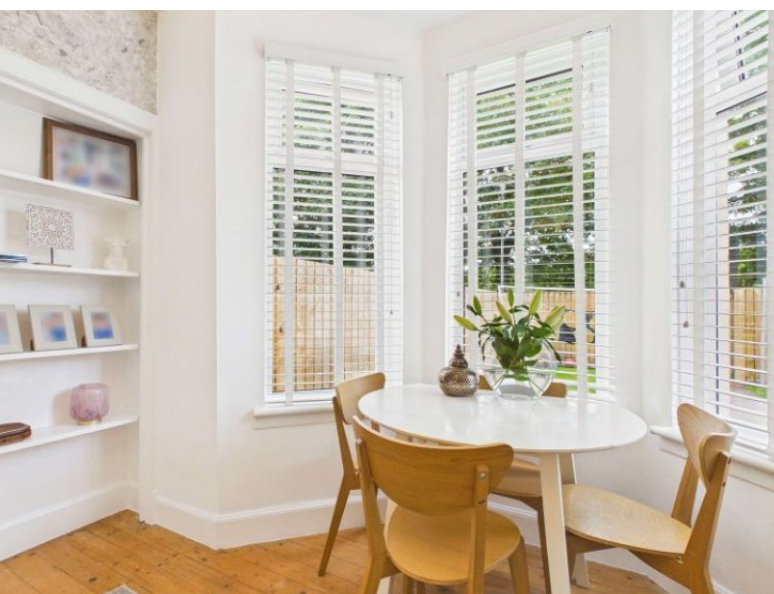
Set within an established development in Newcraighall, 22 Park View is a well-presented two-bedroom lower villa offering easy, modern living in a convenient East Lothian setting. With excellent access to Musselburgh and Edinburgh, the location is particularly appealing to first-time buyers, couples, young families, professionals and investors. The accommodation features a bright living and dining room with bay window, a sleek fitted kitchen, two comfortable double bedrooms with built-in wardrobes and a contemporary shower room. A private rear garden provides an enjoyable outdoor retreat, while unrestricted on-street parking, gas central heating and double glazing complete this attractive home. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

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HERE**

TO TAKE A VIRTUAL
TOUR OF THE
PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Two-bedroom lower villa in Newcraighall
- Part of established development
- Central hallway with built-in storage
- Bright living/dining room with bay window and press
- Contemporary fitted kitchen with sleek cabinets
- Main bedroom with built-in wardrobe
- Versatile second bedroom with
- Modern shower room with walk-in enclosure
- Private rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing





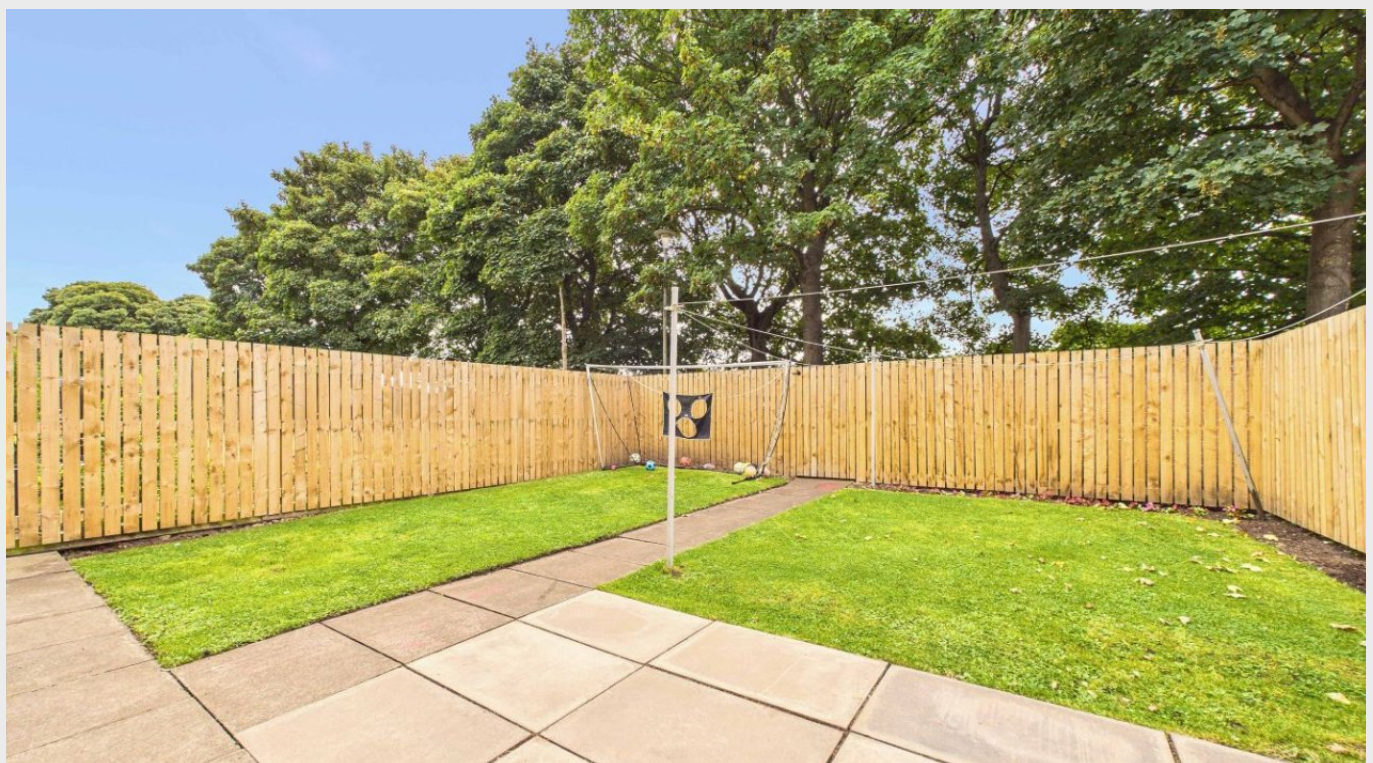


THE BEDROOMS & BATHROOMS



NEWCRAIGHALL

Lying five miles southeast of Edinburgh city centre, the popular suburb of Newcraighall enjoys all the benefits of city living, yet is just minutes' drive from the beautiful East Lothian coastline. Its ideal position adjacent to the A1 ensures outstanding links to Edinburgh City Bypass and into the city centre. These are supplemented by excellent public transport services, including regular train services from Newcraighall to Edinburgh Waverley in less than ten minutes. Residents of Newcraighall have unrivalled local amenities right on their doorstep, including Fort Kinnaird Retail Park, which is home to major retail outlets, family restaurants, and a multi-screen cinema. There is also an ASDA superstore and petrol station just a short drive away. Highly conducive to an active lifestyle, Newcraighall is handy for excellent sport and fitness facilities, particularly at Jack Kane Sports Centre, which boasts a state-of-the-art gym, studio classes and vast outdoor sports pitches. Sandy beaches at Portobello and Musselburgh are within easy reach, not to mention several prestigious golf courses in Edinburgh and East Lothian. The property falls within the catchment area of excellent state schools, while independent schooling is available at Loretto School in nearby Musselburgh.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

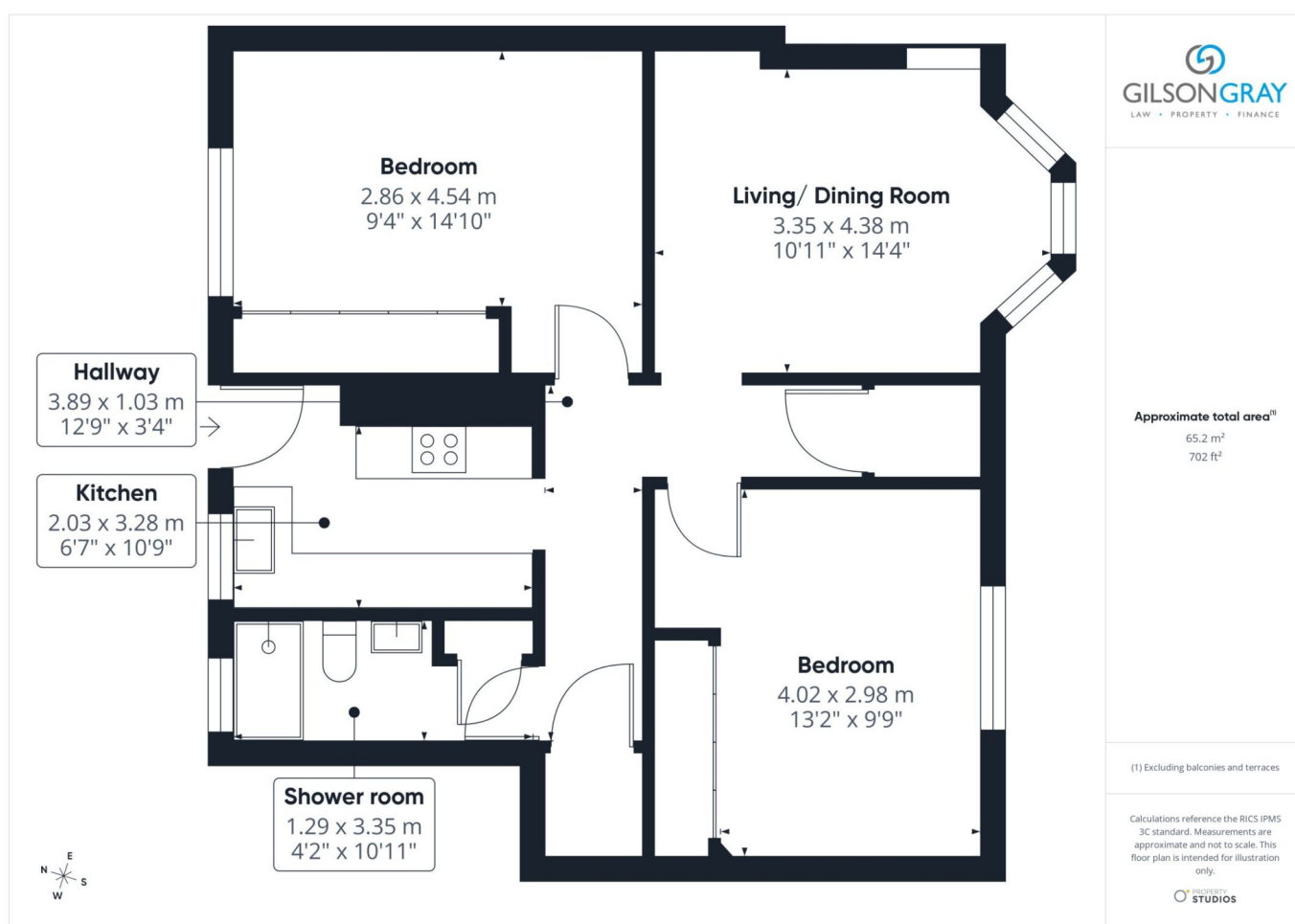
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