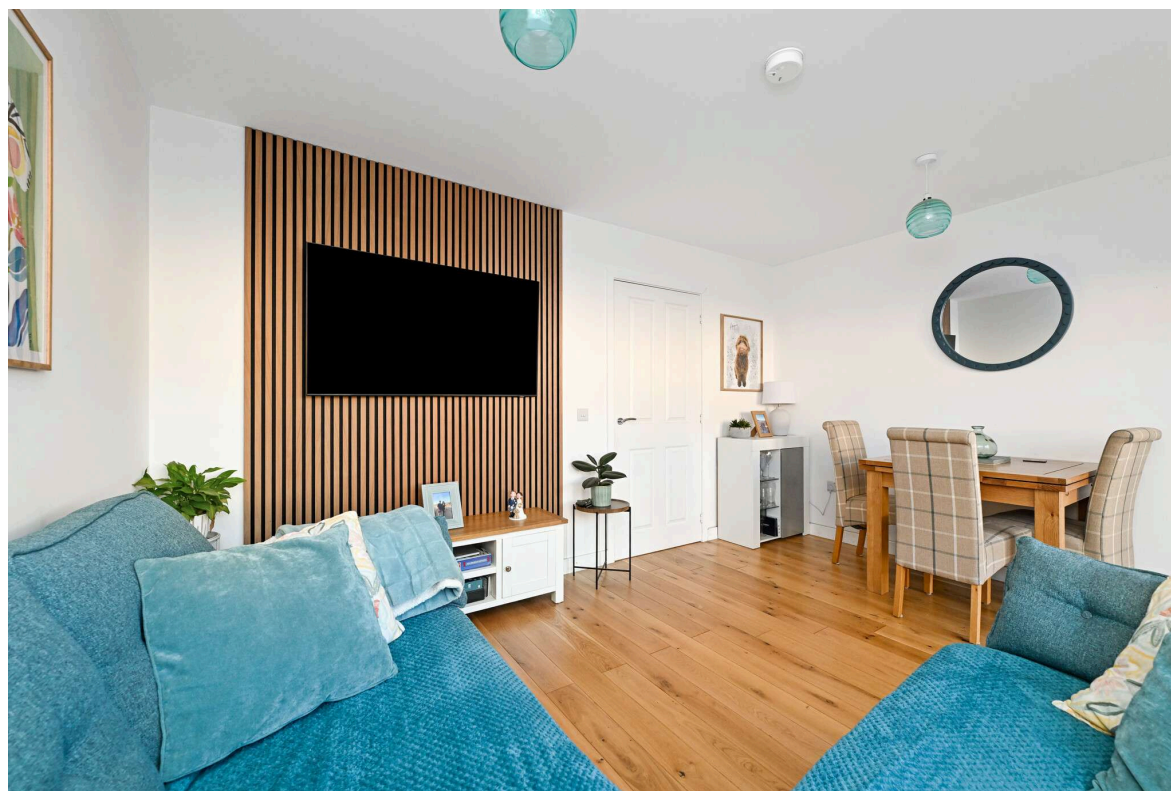




12 Cowpits Crescent
WHITECRAIG | MUSSELBURGH | EH21 8TE

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warners
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12 Cowpits Crescent

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Warners are delighted to present this beautifully presented three-bedroom terraced home, quietly positioned within a popular modern development in Whitecraig, on the outskirts of Musselburgh. Offering stylish and well-planned accommodation over two levels, together with an allocated parking space and landscaped rear garden, the property is presented in excellent order and makes an ideal home for first-time buyers, couples and young families. A welcoming entrance hallway leads to the bright and spacious living/dining room, which offers ample space for both relaxing and dining furniture. French doors flood the room with natural light and provide direct access to the rear garden, creating an excellent space for everyday family living and entertaining. The contemporary kitchen is fitted with sleek white cabinetry, contrasting wood-effect worktops and a range of appliances, while a convenient ground floor WC completes the downstairs accommodation. Upstairs, there are three well-proportioned bedrooms. The principal bedroom is particularly well served for storage, benefiting from both a built-in wardrobe and separate walk-in wardrobe. The remaining bedrooms provide excellent flexibility for children, guests or home working. A modern family bathroom fitted with a stylish three-piece suite and shower over the bath completes the accommodation. Externally, the enclosed rear garden has been attractively landscaped for easy maintenance, incorporating artificial lawn, paved areas and raised timber decking, providing an ideal setting for outdoor dining and relaxing. The property also benefits from an allocated parking space. Further benefits include gas central heating and double glazing. Early viewing is highly recommended to appreciate the excellent presentation, generous accommodation and attractive outdoor space offered by this superb home.

- Beautifully presented modern three-bedroom terraced home
- Bright and spacious living/dining room with French doors to rear garden
- Contemporary fitted kitchen
- Ground floor WC
- Principal bedroom with built-in wardrobe and separate walk-in wardrobe
- Two further well-proportioned bedrooms
- Modern family bathroom with shower over bath
- Landscaped rear garden with artificial lawn, paved areas and raised decking
- Allocated parking space
- Gas central heating and double glazing
- Popular Whitecraig location close to Musselburgh and excellent commuter links

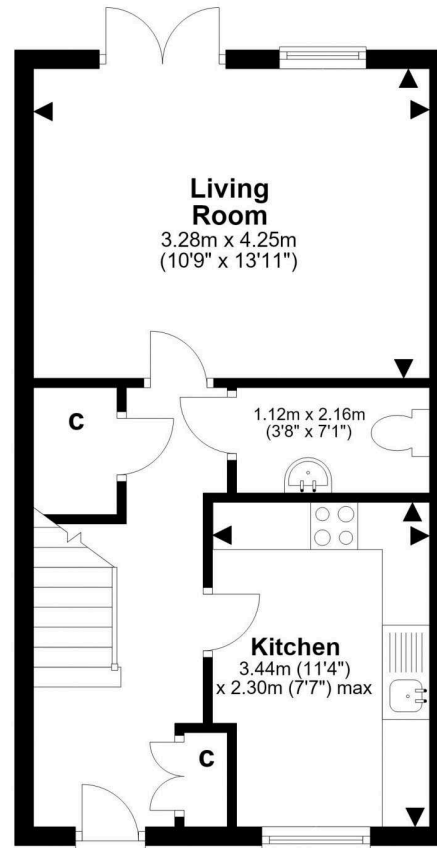
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



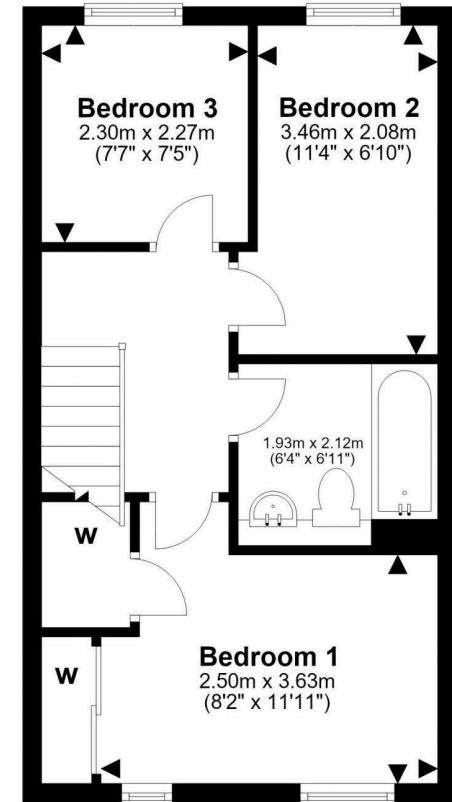
All integrated kitchen appliances including fridge/freezer, oven & washing machine will be included in the sale of the property along with all light fittings. Wall mounted TV bracket will be removed. EPC: B. CT: D. Factoring: Ross & Liddell approx. £14 P/M.

The subjects are located in the East Lothian town of Whitecraig, which lies on the outskirts of Musselburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops, banks and postal services can be found in Musselburgh itself, where there is an extensive range of leisure and recreational amenities. Schooling is well represented within the vicinity. An efficient public transport network is on hand which operates to and from Edinburgh and to surrounding areas and there is access to the Edinburgh bypass, the main A road network and motorways.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.