

17 Whitecraig Avenue

WHITECRAIG, MUSSELBURGH, EH21 8PE



Excellent renovation opportunity with huge potential, offering flexible three-bedroom accommodation, generous living space, rear garden and driveway in popular Whitecraig



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McEwan Fraser Legal is delighted to present to the market this three-bedroom semi-detached house, situated within the popular residential area of Whitecraig. Requiring complete renovation, this property represents an exciting opportunity for someone looking for a substantial project, with a huge amount of potential to create a fantastic family home.

THE LIVING ROOM



The property offers flexible accommodation over two levels. The ground floor provides a particularly spacious living room, with a separate dining area and a further bedroom located directly off the dining space. French doors provide direct access from the dining area into the rear garden, creating excellent potential to open up and reconfigure the accommodation to suit individual requirements.

THE DINING ROOM



THE KITCHEN



BEDROOM 3





The first floor offers two further bedrooms, together with the family bathroom, providing a practical separation between the living and sleeping accommodation.

Although the property requires complete renovation, it offers an excellent blank canvas for a purchaser to put their own stamp on the accommodation. The generous proportions and flexible layout provide considerable scope for modernisation and reconfiguration, subject to any necessary consents.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Further benefits include gas central heating, double glazing and a private driveway, while the rear garden provides excellent outdoor space and further potential.

This is an excellent opportunity for buyers seeking a property with genuine potential in a popular East Lothian location. Whether creating a modern family home or undertaking a comprehensive refurbishment project, the possibilities are extensive. Early viewing is highly recommended to fully appreciate the accommodation, generous proportions and potential on offer.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: D



THE LOCATION

Whitecraig is a popular village situated on the outskirts of Musselburgh and with easy access to the city bypass and the A1. Whitecraig has some small shops and further shopping, recreational and leisure facilities are available at nearby Musselburgh, Dalkeith and Wallyford.





The area has a good public transport service with train stations at Musselburgh and Wallyford. There are also a variety of primary and secondary schools in the area.



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Part
Exchange
Available



Text and description
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