



8 Milne Meadows
OLD CRAIGHALL | MUSSELBURGH | EH21 8TA


warners
solicitors & estate agents



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Nestled in a quiet, modern development, moments from Musselburgh, quick transport links and the vast open countryside is this spacious main door lower villa. Boasting a manicured communal garden and bike store, ample resident's parking, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright open plan lounge/kitchen with four windows that flood the room with an abundance of natural light, a contemporary kitchen section with sleek countertops and attractive units and generous dining and living space. There are two well-proportioned double bedrooms (both with built-in wardrobes) and the flat is completed by a stylish bathroom with shower over bath.

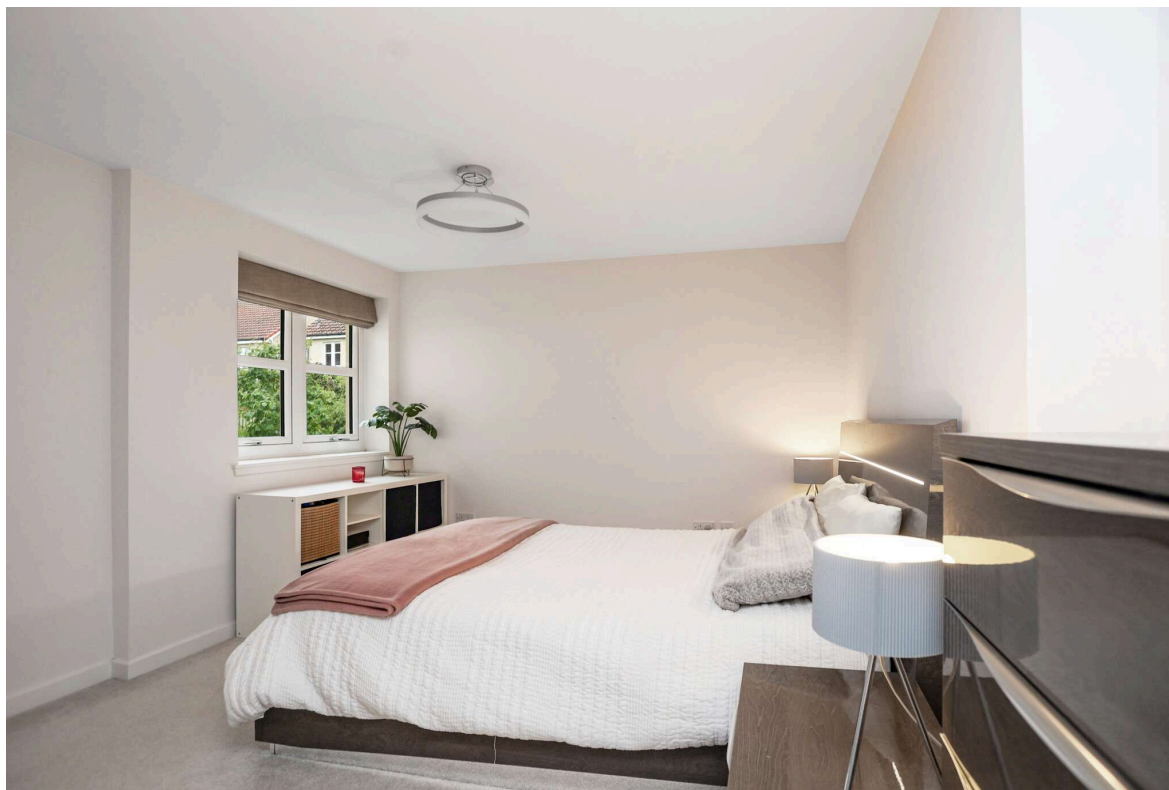
- Main door lower villa in quiet setting
- Moments from Musselburgh and A1
- Landscaped communal garden and resident's parking
- Welcoming hallway with good storage
- Bright open plan lounge/kitchen with generous dining and living space and a luxury kitchen section
- Two spacious double bedrooms with built-in wardrobes
- Stylish bathroom with shower over bath
- Gas central heating and double glazing

Energy Rating B, Council Tax band C

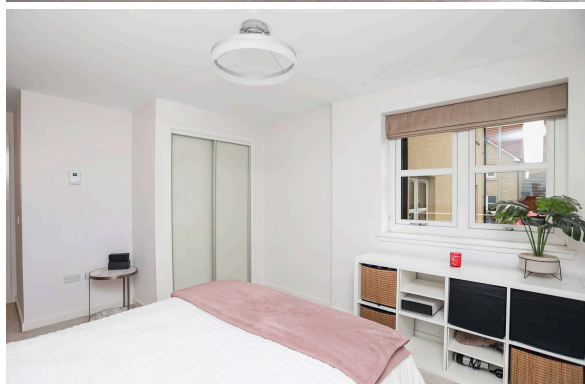
Factor fees payable to Ross & Liddell are Approximately £256 bi-annually

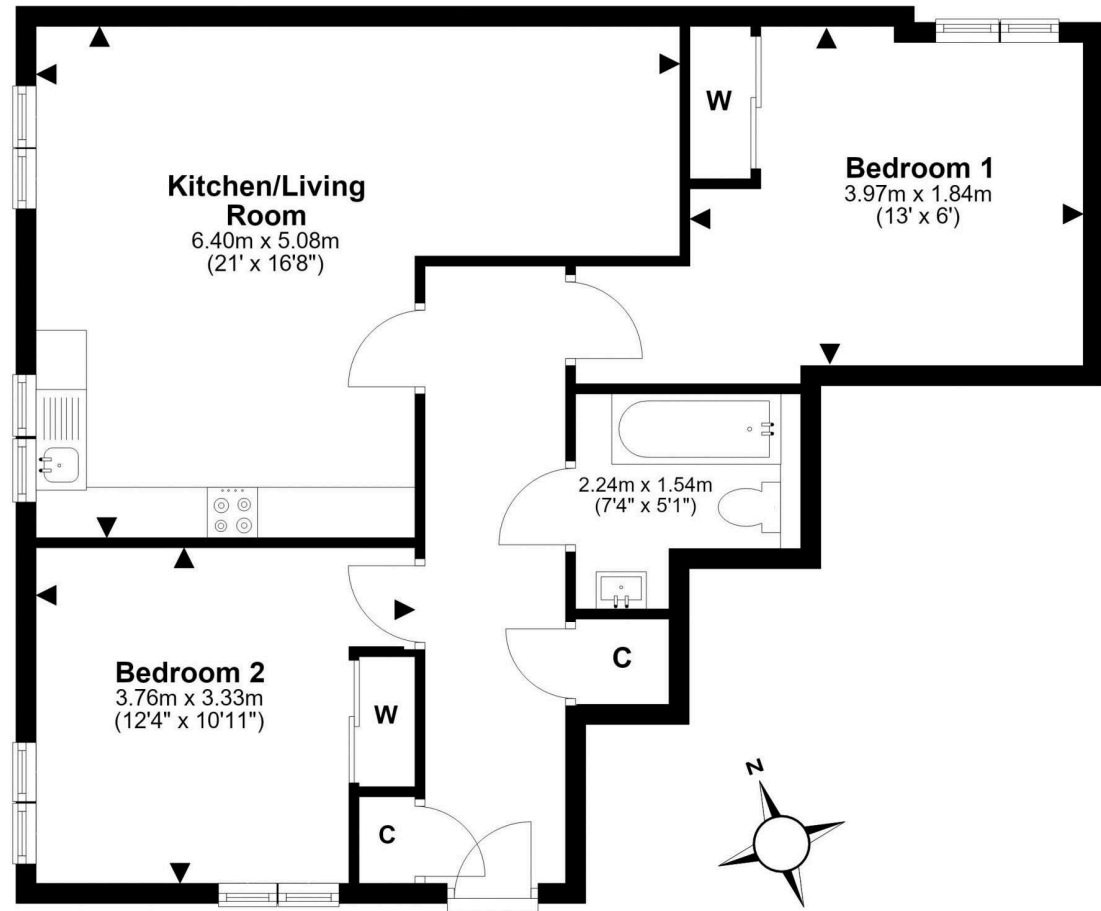
All fixtures, fittings and integrated appliances are included in the sale while some other furniture may be available through separate negotiation.

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



Old Craighall, moments from Musselburgh is a most popular area only a short drive from Musselburgh's sandy beach. Small local shops are available at neighbouring Danderhall for day to day requirements, whilst excellent shopping and leisure facilities can be found at the Fort Kinnaird complex and in Musselburgh's bustling town centre. Further facilities are located in and around Dalkeith, including a 24 hour Tesco supermarket at Hardengreen, a Morrisons' store in the town centre and Dobbie's Garden Centre just off the A7. Schooling is well represented in the area and Queen Margaret University and Edinburgh College's Midlothian Campus are both easily reached from the property. The location is also convenient for anyone connected to the Royal Infirmary. A short drive allows access to the A1 and the City Bypass, with onward links to the central motorway networks. Shawfair Railway Station lies on the Borders Railway Link, for journeys into Edinburgh or south. Bus routes run through the village for travelling to other areas





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.