

OFFERS OVER £270,000

7 Craighall Avenue
Musselburgh, , EH21 8FP

drummond**miller**
Solicitors & Estate Agents

- Well proportioned, modern end terraced villa
- Entrance hall, WC, Livingroom
- Modern fitted kitchen/diningroom
- Three bedrooms, one en suite
- Modern family bathroom
- Gas central heating, double glazing, solar panels
- Gardens to both front and rear with driveway. Private parking to rear
- EPC Band B, Council tax band D

Description

This is a modern, well proportioned (74m sq) end terraced villa within this new build estate close to the A1, railway station and Queen Margaret University. The property is in excellent decorative order and benefits from gas central heating, solar panels and double glazing throughout. Accommodation comprises reception hall, WC, front facing livingroom, modern fitted kitchen/diningroom with appliances and French doors to the garden. Upstairs is the master bedroom with fitted wardrobes and a part tiled en suite shower room, two further bedrooms, one with fitted wardrobes and finally, a stylish modern, part tiled family bathroom.





Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens and Parking

There is a well maintained, front garden which has a hard standing driveway providing off street parking. A path leads to the larger fully enclosed, rear garden which has a paved patio, artificial lawn, a wooden shed and a gate to the rear car park with private parking.

Extras

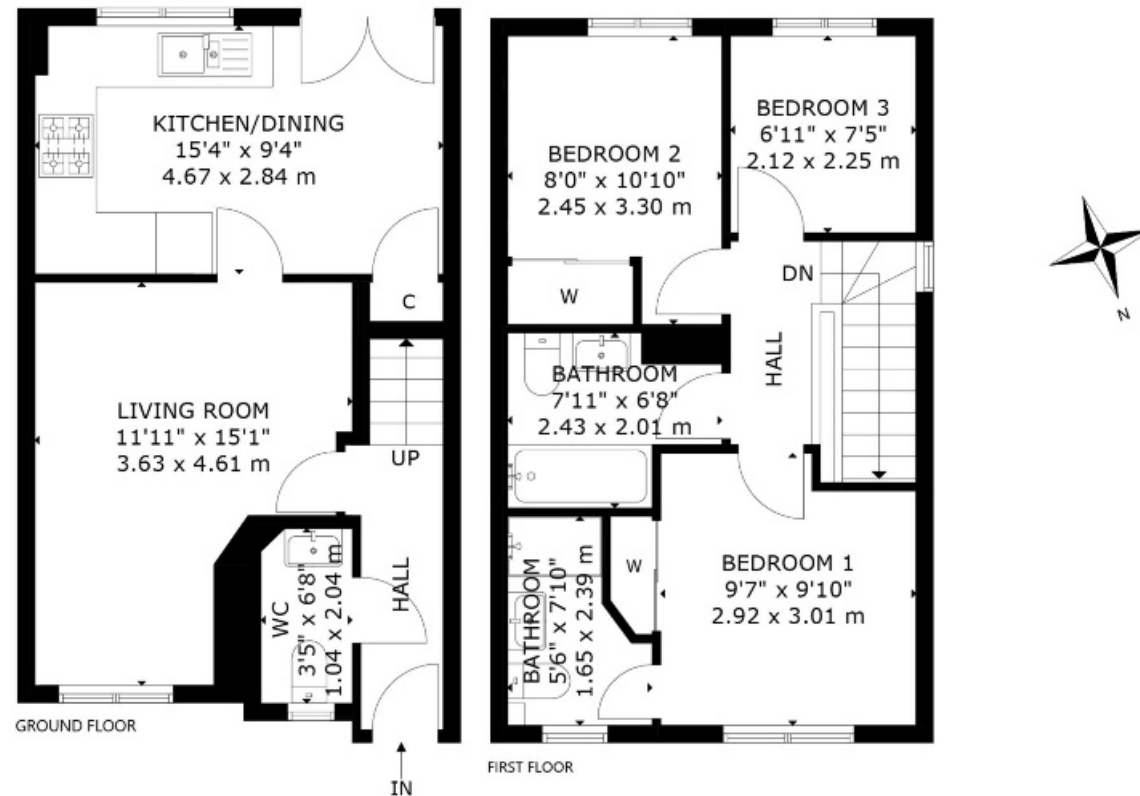
All the fitted floor coverings, curtains, blinds, integrated gas hob, oven, chimney style cooker hood, fridge/freezer, dishwasher, automatic washing machine and wooden shed are included within the sale price.

Home Report

The property is valued at £275,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131



7 CRAIGHALL AVENUE MUSSELBURGH EH21
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 811 SQ FT / 76 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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