



3 Craighall Drive,
Musselburgh, East Lothian, EH21 8FL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Well presented & good-sized living room with storage.
- Dining kitchen with appliances.
- Access to rear garden.
- Cloakroom/WC housing boiler.
- Carpeted staircase leading to upper landing.
- Two good-sized double bedrooms one with fitted storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Access to attic.
- Small private garden to the front.
- Good sized-enclosed garden at rear.
- Resident's parking to rear.
- NHBC guarantee.



GENERAL DESCRIPTION

An attractive mid-terraced villa in a sought-after modern development in the highly regarded town of Musselburgh, in East Lothian. The property is an excellent commuter base with its close proximity to the A1 and Edinburgh City-Bypass and there is a range of local amenities close at hand including Fort Kinnaird Shopping Complex. The property would be ideal for a first-time buyer/young couple.

FACTORING NOTE:

Development is factored by RMG at an approximate charge of £90 per annum. This covers the maintenance of all of the communal areas.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

D.

APPROXIMATELY 0.8 MILES TO MUSSELBURGH TRAIN STATION ON FOOT.

APPROXIMATELY 15.7 MILES TO EDINBURGH AIRPORT.

WITHIN 100 METRES.

LOCATION

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links (within walking distance) into Edinburgh and across East Lothian and also benefits from convenient access to the A1 and Edinburgh City Bypass. There is also a handy walking and cycle path just a few minutes' walk from the property providing access to Newcraighall, Fort Kinnaird and Queen Margaret University.

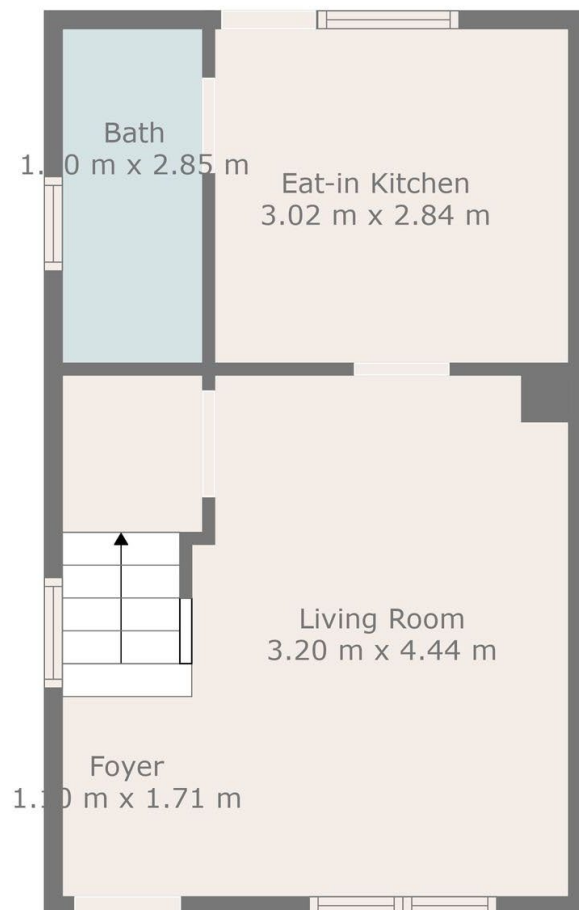
EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AND AUTOMATIC WASHING MACHINE.

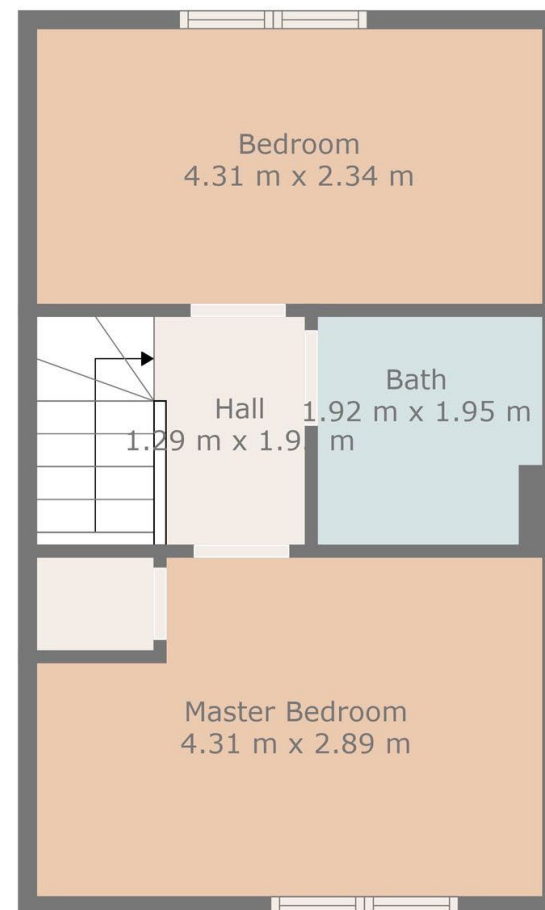




**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Floor 1



Floor 2

Note That Measurements Are Very Accurate But Not Exact.



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.