



Deans Properties

Deans Solicitors and Estate Agents LLP



**91/2 Whitehill Street,
Newcraighall, EH21 8QY**



GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Shared Front & Rear Gardens
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating – C



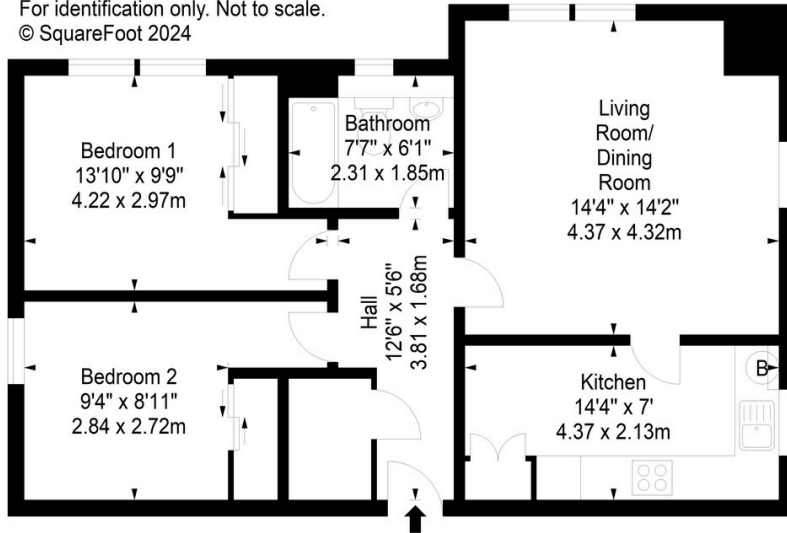
This well-proportioned ground floor flat is situated in an established area of Newcraighall, close to local amenities, Queen Margaret University, and Fort Kinnaird shopping complex which offers a variety of high street retailers, restaurants, a cinema and gym. There are convenient transport links via bus or train within walking distance and the City Bypass is easily accessible. The freshly painted accommodation comprises: generous, dual aspect south facing living room, separate modern kitchen, two good-sized double bedrooms with fitted wardrobes offering storage space and bathroom with shower over bath. There are neatly maintained shared gardens to the front and rear and there is an allocated parking space in a resident's carpark. The property is fully double glazed and has gas central heating. Included in the sale are the floor coverings, oven, hob, hood, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided. Some images have been virtually staged.



Whitehill Street,
Newcraighall,
Musselburgh,
Midlothian, EH21 8QY



Approx. Gross Internal Area
689 Sq Ft - 64.01 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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