

24 Milne Meadows, Old Craighall, Musselburgh, EH21 8TA



### Description

A rare opportunity has arisen to acquire a superbly appointed semi-detached townhouse, of immense appeal, located in an exclusive, modern development enjoying an extremely convenient location, close to a good range of amenities and super transport links. This perfectly proportioned home is a natural choice for a couple or young family, and comes with the added attraction of an enclosed sunny west-facing rear garden and a garage with EV charger.

### Features

- Semi detached townhouse with spacious accommodation over three floors
- Peaceful setting in exclusive development
- Superbly appointed kitchen/dining with patio doors
- Top floor master bedroom with en-suite
- Three further bedrooms
- Bathroom with shower over bath
- Gas central heating and double glazing ensuring year-round comfort and efficiency
- Sunny west-facing rear garden with artificial lawn
- Alarm system installed
- Garage

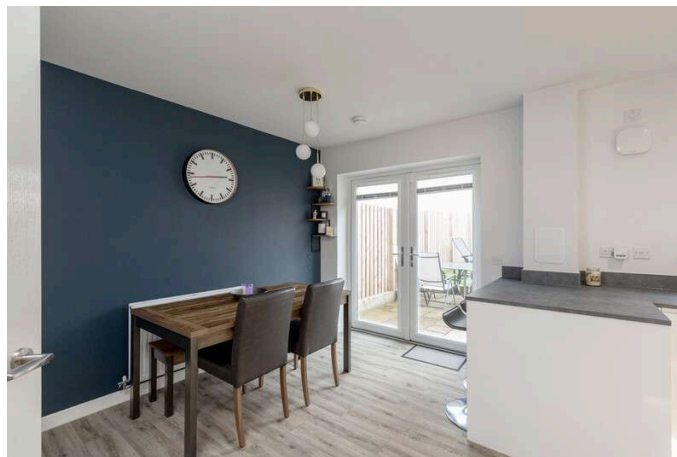
### Extras

The fitted floor coverings, double oven, hob, cooker hood, dishwasher and fridge/freezer are included.

### EPC Rating: B

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

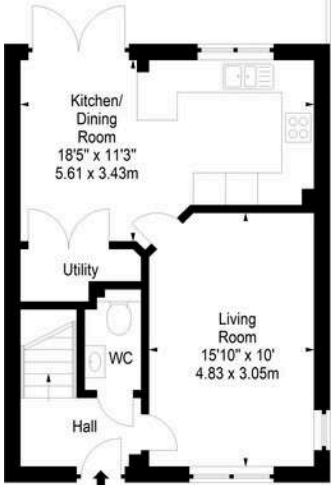
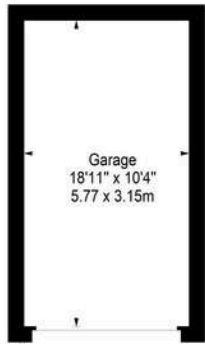
Old Craighall is situated just outside Musselburgh and approximately 6.5 miles east of Edinburgh city centre on the picturesque East Lothian coastline. Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the 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 prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



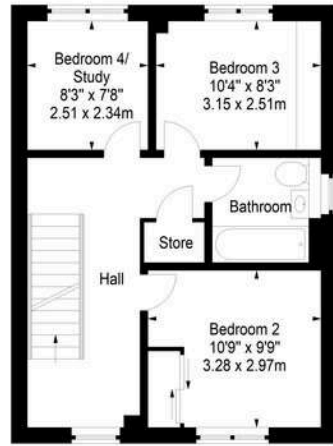
Milne Meadows,  
Old Craighall,  
Musselburgh,  
East Lothian, EH21 8TA



Approx. Gross Internal Area  
1224 Sq Ft - 113.71 Sq M  
Garage  
Approx. Gross Internal Area  
195 Sq Ft - 18.12 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



Second Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

