

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



Description

Superbly appointed detached villa, 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 young family, and comes with the added attraction of an enclosed rear garden and a garage with ample off street parking.

Features

- Peaceful setting in exclusive development
- Impressive kitchen/dining with patio doors
- Utility room and ground floor WC
- Master bedroom with fitted wardrobes and en-suite
- Three further bedrooms
- Bathroom with shower over bath
- Gas central heating and double glazing ensuring year-round comfort and efficiency
- High spec tiled flooring
- Enclosed rear garden
- Garage

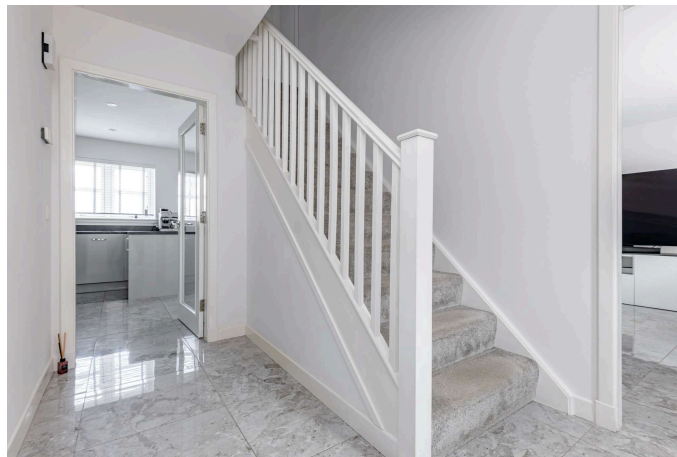
Extras

The oven, hob, cooker hood, dishwasher and fridge/freezer are included.

EPC Rating: B

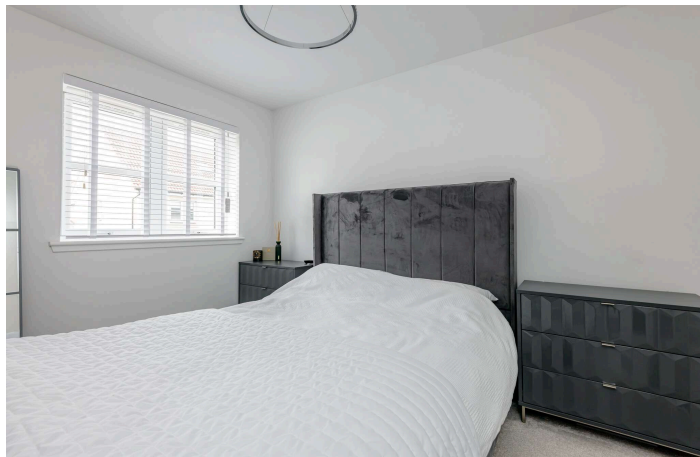
Price and Viewing

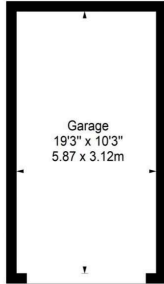
For price and viewing information or further details on this property please contact us on 0131 557 3188.



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.

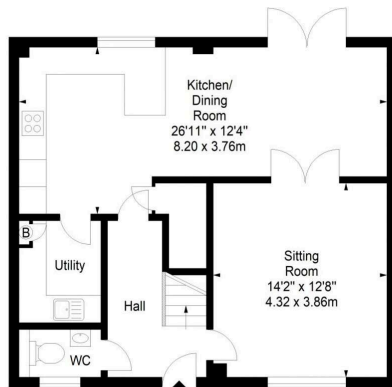




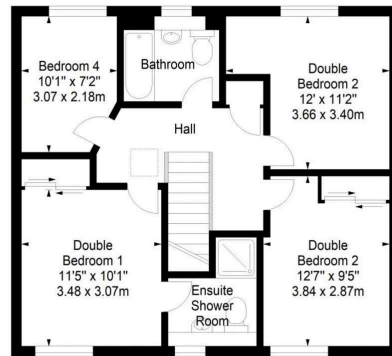
Milne Meadows,
Old Craighall,
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East Lothian, EH21 8TA



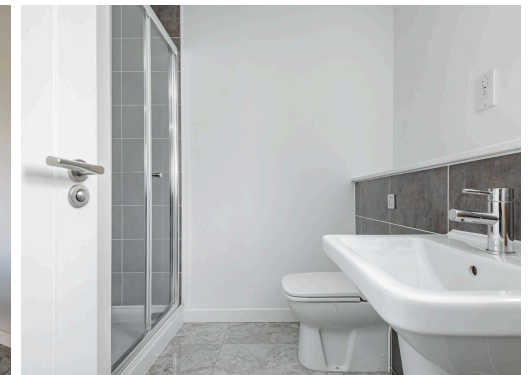
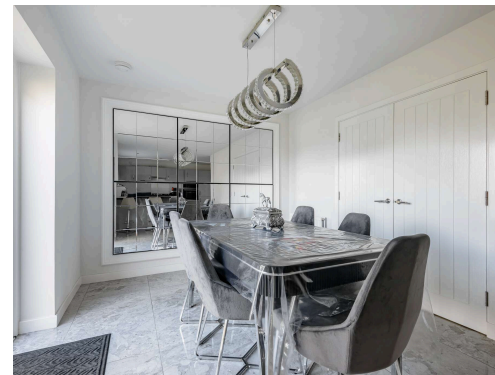
Approx. Gross Internal Area
1310 Sq Ft - 121.70 Sq M
Garage
Approx. Gross Internal Area
197 Sq Ft - 18.30 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Connor
Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

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.

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