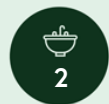




GARDEN STIRLING BURNET

**38 MILNE MEADOWS**  
OLD CRAIGHALL, EAST LOTHIAN, EH21 8TA





This generous detached house is tucked in a cul-de-sac within a modern development in Old Craighall and offers four bedrooms, a spacious living room, a large breakfasting kitchen/dining room, and two bathrooms (plus a separate WC), as well as a garden, a single garage, and a driveway. A hallway (with a WC) welcomes you into the home. On your left, you step into a living room, where plenty of space is provided for lounge furniture and a large southeast-facing window floods the room with sunny natural light throughout the day. The room is elegantly presented with neutral décor and a plush fitted carpet for optimum comfort underfoot. Double doors from here open into the neighbouring dining kitchen, which can be opened to create a sociable flowing space or closed for privacy. The kitchen comes well-appointed with a range of contemporary, glossy wall and base cabinets, spacious worktops, and integrated appliances comprising an oven, a hob, an extractor fan, a fridge/freezer, and a dishwasher. A breakfast bar creates an ideal space for morning coffee and socialising while cooking, whilst the dining area can comfortably accommodate a six-seater table, set next to French doors opening onto the garden. A utility room supplements the kitchen and houses additional cabinetry and workspace, as well as offering space for laundry appliances

## FEATURES

- Generous detached house in Old Craighall
- Beautifully presented, contemporary interiors
- Entrance hallway with WC
- Spacious, southeast-facing living room
- Large breakfasting kitchen/dining room with utility room
- Three double bedrooms (two with built-in wardrobes)
- One good-sized single bedroom
- One en-suite shower room
- Family bathroom with shower-over-bath
- Good-sized, partially walled rear garden
- Detached single garage and private driveway
- Gas central heating and double glazing
- Council Tax Band: F





The bedrooms are all on the first floor, leading off a landing with built-in storage. The sleeping areas are all elegantly decorated and carpeted for comfort, and two are supplemented by built-in wardrobes. The principal bedroom further benefits from an en-suite shower room comprising a shower enclosure and a WC-suite. A family bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a wall-mounted basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a good-sized, partially walled rear garden featuring a well-maintained lawn, a decked terrace with a pergola, and a patio. Private parking is provided by a detached single garage (which has partial upper flooring) and a driveway.

Extras: All fitted floor coverings, light fittings, integrated kitchen appliances, and washing machine will be included in the sale.







## Old Craighall

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.





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#### HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN

