



13 CRAIGHALL GARDENS, MUSSELBURGH
EAST LoTHIAN, EH21 8FR



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This modern three/four-bedroom detached house in the popular seaside town of Musselburgh enjoys a tranquil yet convenient situation - close to major road and rail links, connecting to central Edinburgh in just 15 minutes. The property is immaculately presented, with stylish minimalist interiors and appealing versatility for families. Additionally, it sits on a corner plot with a secure, south-facing garden and multi-vehicle private parking.

A light and airy hall welcomes you inside. From here, you step into a plushly carpeted living room filled with natural light from dual-aspect windows. The hall also affords access to a bright home office and the spacious south-facing kitchen, open to a dining room with warm accent décor and French doors leading onto the garden. This creates a relaxed social hub for family life and entertaining guests year-round. The kitchen has a striking, on-trend design and is well-equipped with extensive cabinetry, ample workspace, and a full suite of appliances integrated to achieve a flawless finish. There is also built-in pantry storage plus access to a convenient WC cloakroom.

The first floor features luxurious carpeting in its naturally lit landing and four bedrooms.

FEATURES

- Modern detached house with stylish décor
- Bright entrance hall
- Light-filled living room
- Versatile office with good natural light
- South-facing integrated kitchen open to: dining room with garden access
- Three double bedrooms (one with storage)
- Single bedroom/dressing room with fitted storage
- Shower room in the principal suite
- Family bathroom with shower-over-bath
- Handy ground-floor WC
- Easy-upkeep gardens, south-facing and secure to the rear
- Private tandem driveway
- Detached single garage
- Gas central heating and double glazing





A chicly tiled shower room accompanies the principal bedroom; the second double bedroom is fitted with mirrored wardrobes; and the third cosier double is currently arranged as a snug. The fourth bedroom is a single set up as a dressing room with fitted wardrobes, and the landing also houses storage. Also on this level is a bright family bathroom (with a shower-over-bath) identically tiled to the shower room. Gas central heating and full double glazing keep the property warm and efficient.

Outside, the rear garden includes a lawn and seating patio, bathed in all-day sun and attractively enclosed by an 8-foot wall to create seclusion and security for family recreation. The corner plot also features a front lawn and a tandem driveway leading to a detached single garage. Extras: The sale includes all fitted floor and window coverings and integrated appliances comprising a fridge-freezer, dishwasher, oven, gas hob with a hood, washing machine, and microwave. Light fittings may be available by separate negotiation.







Musselburgh, East Lothian

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 into Edinburgh and across East Lothian and also benefits from convenient access to the A1 and Edinburgh City Bypass.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

espc

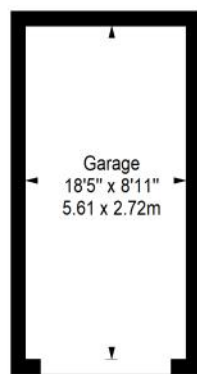
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

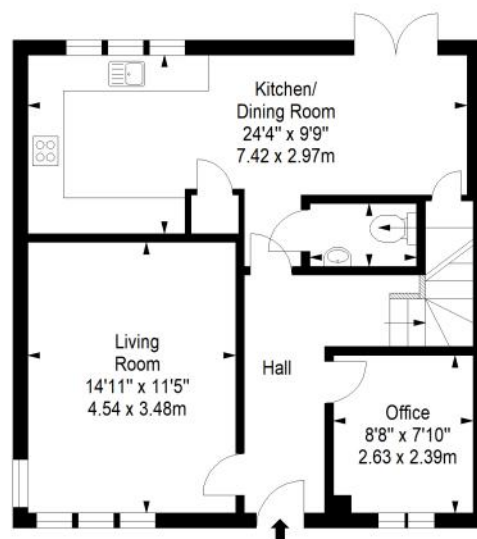
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

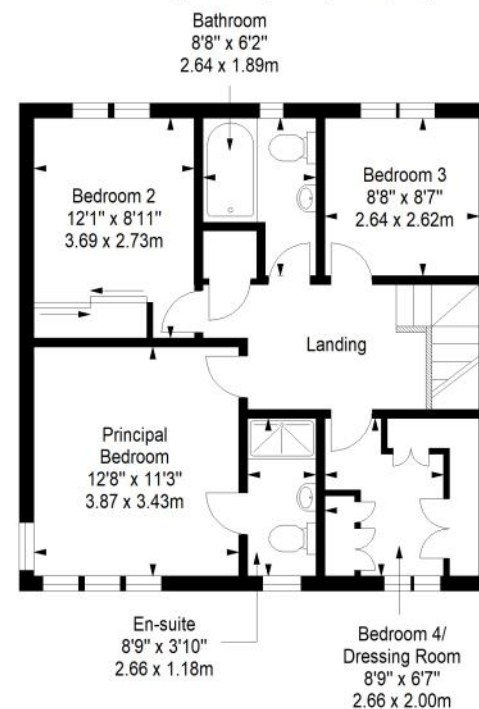
Garage
Approx. 15.2 sq. metres (163.6 sq. feet)



Ground Floor
Approx. 57.5 sq. metres (618.9 sq. feet)



First Floor
Approx. 57.8 sq. metres (622.2 sq. feet)



Total area: approx. 130.5 sq. metres (1404.7 sq. feet)