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## 2 Whitecraig Road

Whitecraig, East Lothian, EH21 8PG



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## Property Summary

Situated in the village of Whitecraig, this end-terrace house offers spacious accommodation, including three bedrooms and versatile living areas, and is sure to appeal to a wealth of buyers. The home is accompanied by generous, well-maintained gardens, a garage, and a driveway. It lies close to the amenities Whitecraig has to offer and adjacent to lovely walking/cycling routes leading to Dalkeith, Ormiston, Musselburgh, and Edinburgh, as well as being within easy reach of Musselburgh and its more extensive amenities.

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

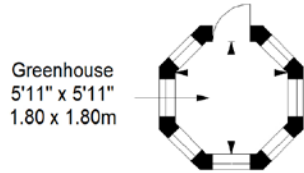
## Features

- End-terrace house in Whitecraig
- Spacious and versatile accommodation
- Entrance hallway with built-in storage
- Large, dual-aspect living room
- Dining room with adjoining home office/third bedroom
- Breakfasting kitchen with adjoining conservatory
- Two further double bedrooms with built-in storage
- Bathroom with shower-over-bath
- Large, well-maintained and leafy rear garden
- Attractive front garden
- Single garage and private driveway
- Dual-tariff electricity and water heating, and double glazing
- EPC - E



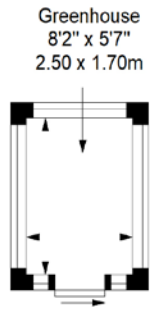
# Floorplan

**Greenhouse**  
Approx. 2.7 sq. metres (29.1 sq. feet)



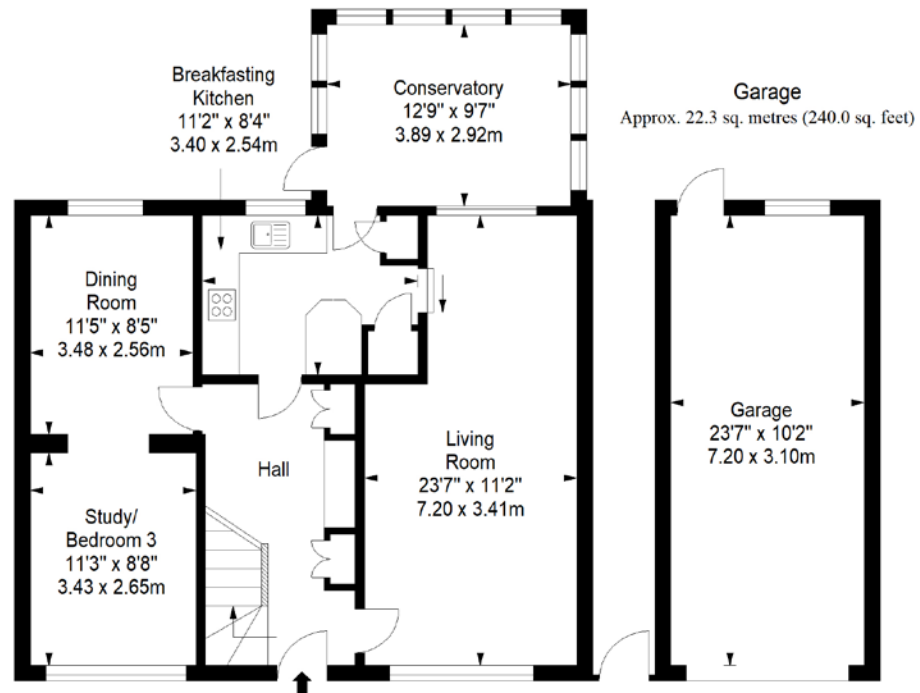
Greenhouse  
5'11" x 5'11"  
1.80 x 1.80m

**Greenhouse**  
Approx. 4.3 sq. metres (46.3 sq. feet)

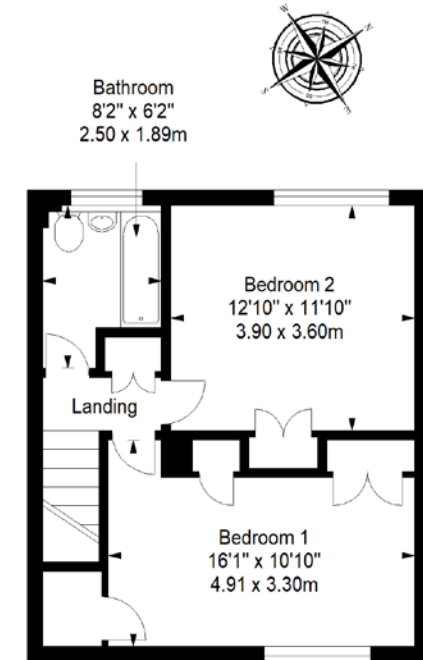


Greenhouse  
8'2" x 5'7"  
2.50 x 1.70m

**Ground Floor**  
Approx. 74.9 sq. metres (806.2 sq. feet)



**First Floor**  
Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 146.1 sq. metres (1572.6 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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