



14 Helen Crummy Way, Musselburgh, EH21 8QW
OFFERS OVER £280,000





Located in Edinburgh's popular and historic Musselburgh, this beautifully presented end-of-terrace two-bedroom home with private parking exudes style, sophistication, and comfort. Approaching the front door of this new-build property set within a desirable residential development, you pass a neat lawn on either side. Stepping into the welcoming entrance hallway the interior is simple yet chic, with wood-inspired flooring and crisp white wall finishes giving a light and airy feel.

From the hallway, you pass a modern WC before entering a stunning open living/dining/kitchen with bi-fold black grid doors opening into the west-facing garden and alfresco dining area, creating a seamless flow between indoor and outdoor living.

Flooded with natural light from this and three skylights, it is a generous space with a relaxing and inviting ambience.





Meticulously designed, the spectacular kitchen is a dream with bespoke under-base-lit handleless wall and floor cabinetry finished in a striking matte black complemented by gold fixtures, white marble worktops and splashback. The effect is one of sophisticated luxury where no detail has been left unchecked. A statement kitchen island with seating for two lies at the centre, a wonderful spot for casual gatherings or a relaxed breakfast, and the comprehensive suite of high-spec integrated appliances includes an eye-level microwave, an oven and induction hob.

An anthracite black panel radiator, pendant lighting, and wood-inspired flooring add a further touch of modern style and a utility cupboard ensures that the kitchen remains uncluttered and streamlined.

The adjoining living area looking out to the rear garden is the perfect space to unwind or catch-up with friends, with the calm colour palette of the interior creating a sense of timeless elegance.

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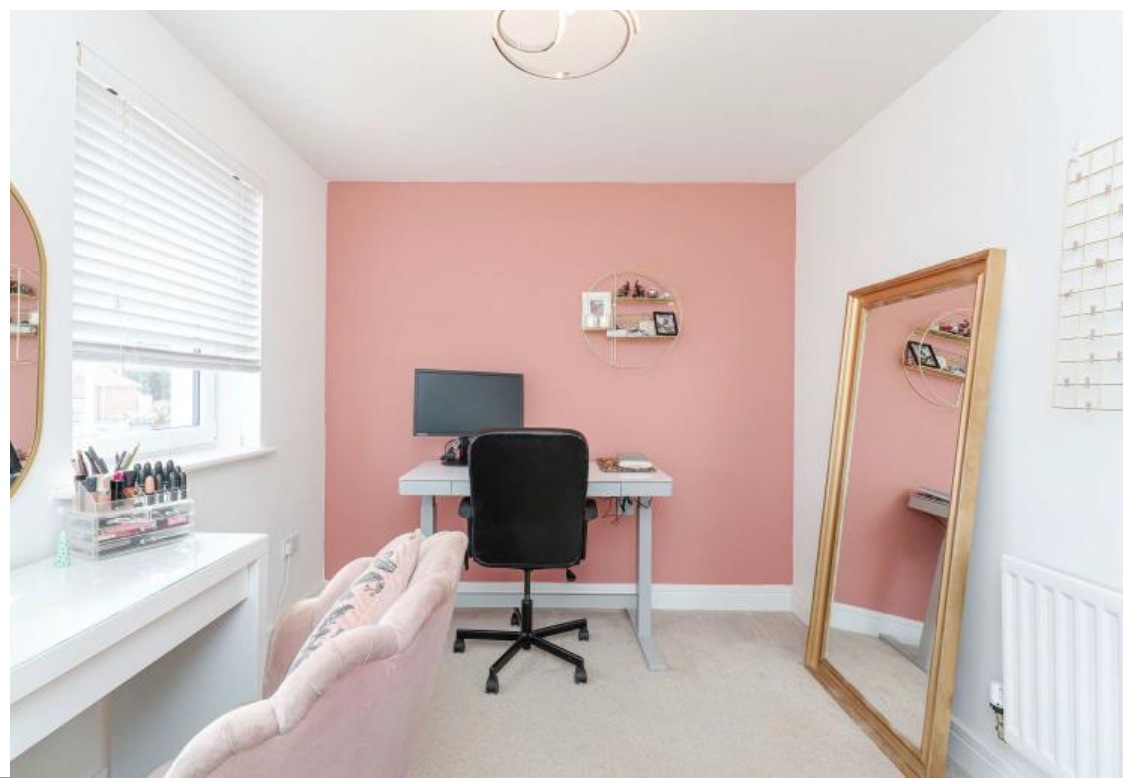
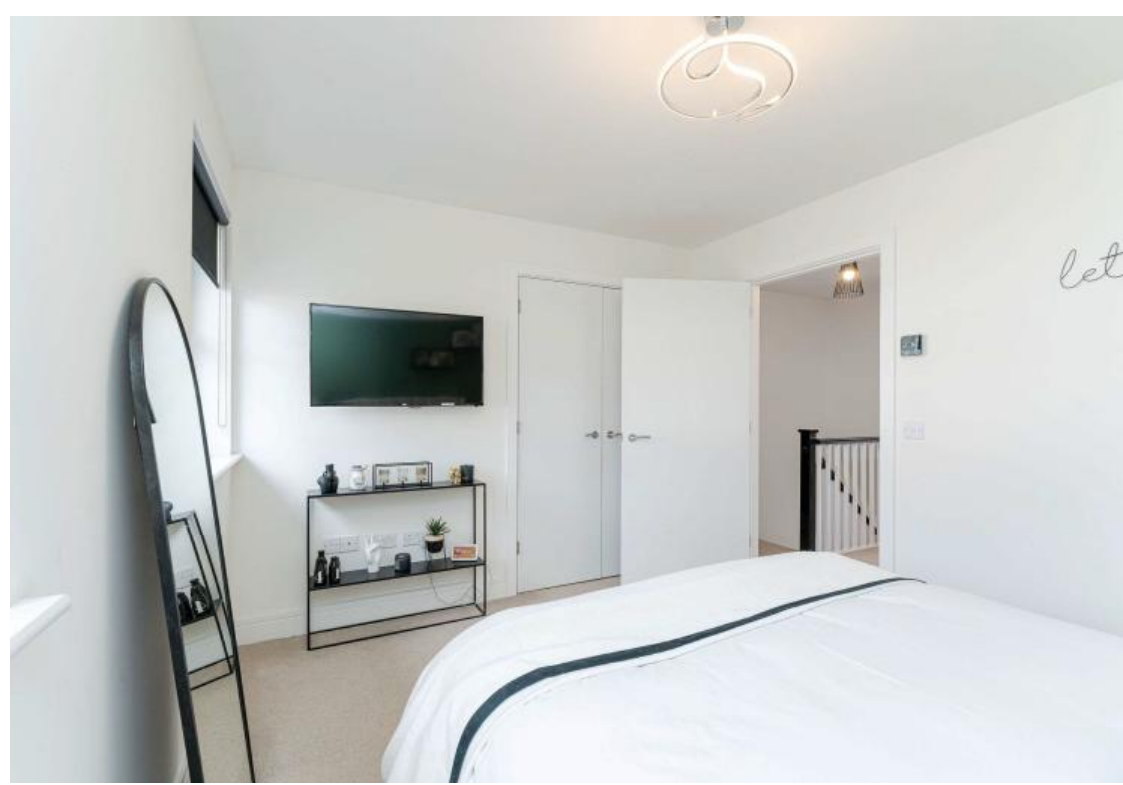




Moving upstairs, the carpeted staircase with a black banister and white spindles takes you to the restful retreat of the first floor that houses two double bedrooms.

Peacefully situated with a rear west-facing garden outlook, the principal double boasts a sophisticated décor that includes a statement accent wall, built-in wardrobes, and plush carpeting in a warm neutral tone. With twin windows the room enjoys plenty of natural light. Across the hallway and the second carpeted double bedroom to the front is equally charming with a tasteful décor and built-in wardrobes.







Both bedrooms share a well-appointed bathroom comprising of a bath with a wall-mounted shower, WC, and washbasin set against black floor tiles and gloss white wall tiles.



Externally, the west-facing rear garden is wonderfully low-maintenance with a decking area, smooth pavers, and decorative stones.





Gas central heating and double glazing ensure that this property is comfortable all year round



14 HELEN CRUMMY WAY, MUSSELBURGH, EH21 8QW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA: 846 SQ FT / 77 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a historic East Lothian town, lying six miles from Edinburgh. It enjoys fantastic amenities including a world-renowned racecourse, as well as the 9-hole Musselburgh Links golf course. Other renowned attractions include Newhailes House and Garden, and Inveresk Lodge Garden with its 17th Century house and walled garden. Along with golf and horseracing, the town has a sports centre with a 25m swimming pool, a refurbished gym, and fitness classes. It enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour, Kaffiene, and The Caprice. There is a large Tesco and a Lidl within the town, and it is near Fort Kinnaird Retail Park which houses eateries such as Pizza Express and Five Guys, a multi-plex Odeon Cinema, and popular retailers including Primark, Boots, and TK Maxx. Queen Margaret University is a five-minute drive, and there is primary and secondary schooling. Edinburgh is a twenty-minute car journey away whilst excellent public transport links include a train station with regular services to the City Centre and an efficient bus network.

Get in touch



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Misrepresentations

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