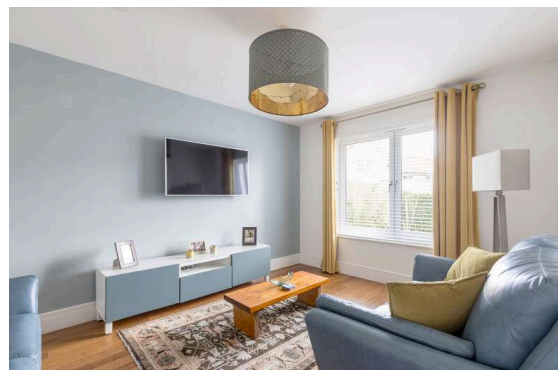
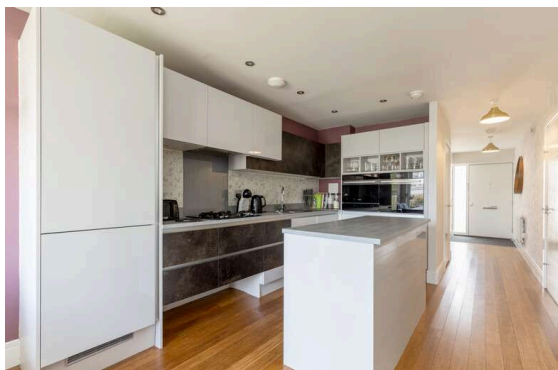
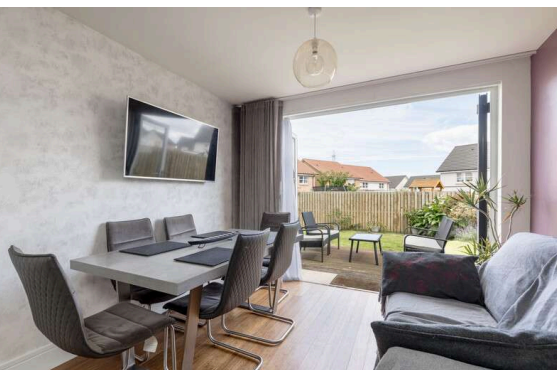


**3 Corrigan Street  
Musselburgh EH21 8SP**

**Fixed Price £380,000**

- Hallway with large storage cupboard and W.C.
- Open plan kitchen/living/dining room with bifold doors leading to decking and back garden
- Kitchen with a range of floor and wall mounted units, gas hob and electric double oven, integrated appliances and centre island
- Living room
- Three double bedrooms with master featuring en-suite and fitted wardrobes
- Single bedroom currently used as dressing room
- Family bathroom with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Private back garden
- Off-street parking for two cars and single garage



## Detached

Blair Cadell are delighted to bring to market this fantastic four bed family home with lovely finishes throughout. The property has superb living space throughout and will appeal to many.

The accomodation comprises of an entrance hallway with a useful storage cupboard and large W.C. There is a fantastic large kitchen/dining/living room which is the perfect space for hosting friends and family with bifold doors opening out to a decked area and the garden. The kitchen is newly fitted with a range of floor and wall mounted units, gas hob and double electric ovens, integrated appliances and a useful centre island perfect for meal preparation. A large living room perfect for evening relaxing. On the first floor there are three double bedrooms and a single bedroom currently used as a dressing room and the master featuring fitted wardrobes and an en-suite with a two piece suite and mains walk in shower with a fantastic rainwater shower head. A family bathroom with a three-piece suite and mains shower over the bath again with a rainwater shower head. There is gas central heating and double glazing throughout for maximum efficiency. Private back garden and off-street parking for at least two cars to the front of the property along with a built in garage.

Newcraighall situated in the East of Edinburgh can be easily reached via a frequent bus and rail service that is close by. There are excellent local primary and secondary schools plus Queen Margaret University is close by. A range of shopping facilities can be found nearby with a Tesco superstore and a large selection of specialist shops. Fort Kinnaird and Asda Jewel are just a short drive away offering a wide variety of different retail outlets and supermarkets including Marks and Spencers. Recreational facilities include excellent golf clubs, a sports centre, the famous local race track which hosts a range of events throughout the year and the cinema complex at The Fort.

**Viewing by appointment on 0131 337 1800**

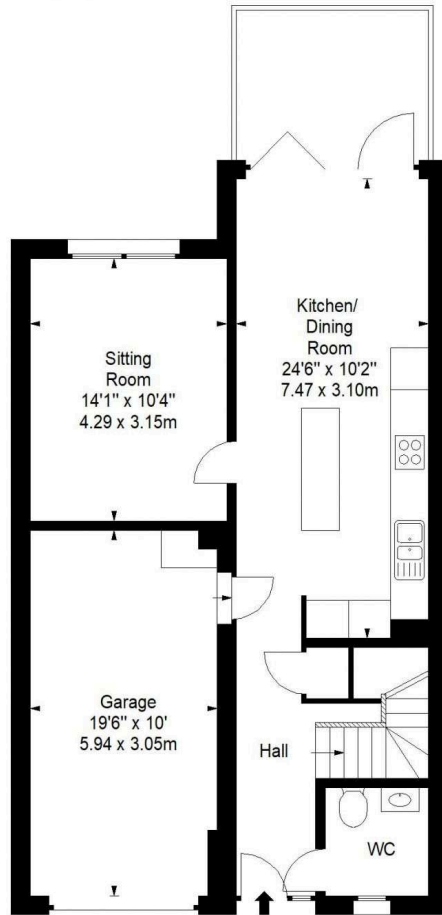




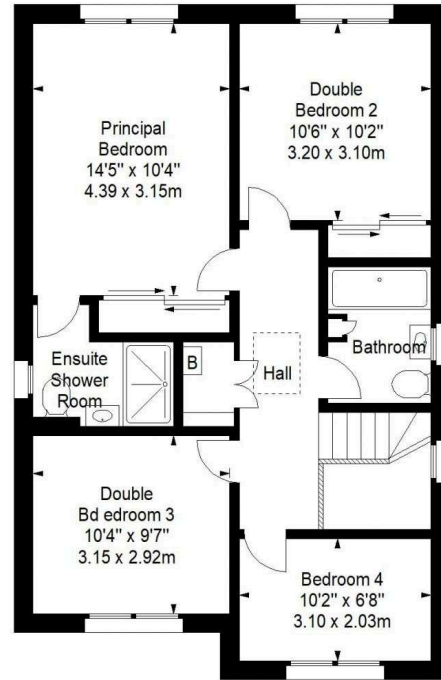
Corrigan Street, EH21 8SP



Approx. Gross Internal Area  
1470 Sq Ft - 136.56 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2023



Ground Floor



First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

