

25 Milne Meadows

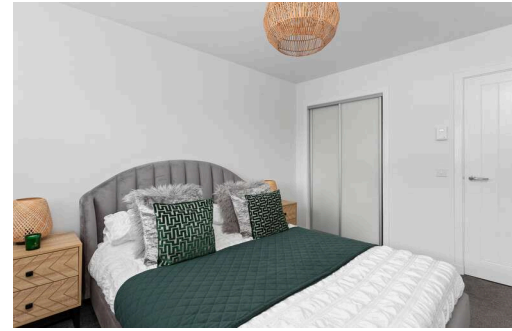
Musselburgh, East Lothian EH21 8TA

A

"25 Milne Meadows is a stunning and spacious detached family home, situated within a quiet residential cul-de-sac"

- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN / DINING ROOM
- UTILITY ROOM
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4
- ENSUITE SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PARTIALLY FLOORED ATTIC
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

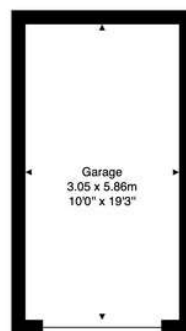
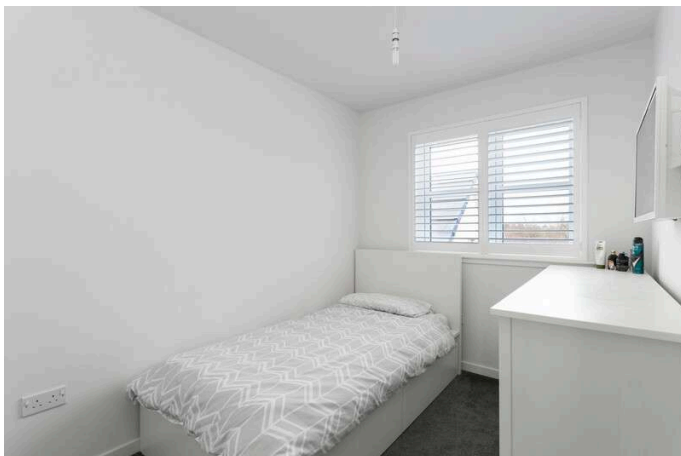
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.

DESCRIPTION

Milne Meadows is a stunning and spacious detached family home, situated within a quiet residential cul-de-sac within an exclusive, modern factored development. With four generous bedrooms, private driveway, gardens and garage, early viewing is highly recommended. With the highest care and attention to detail throughout, the accommodation comprises: welcoming hallway with quality engineered Herringbone parquet flooring leading throughout the ground floor; bright and spacious, dual aspect living room with bespoke shutters; contemporary fitted kitchen/dining room with breakfast bar and French doors leading onto the enclosed garden; utility room; downstairs WC; front facing double bedroom 1 with fitted wardrobes and en-suite shower room; front facing double bedroom 2 with fitted wardrobes; rear facing double bedroom 3 with fitted wardrobes; rear facing single bedroom 4 and a modern family bathroom with mains fed shower over bath which completes the accommodation on offer. Externally; the property has a low maintenance, laid to lawn front garden with monoblocked driveway adjacent for three cars, garage and a northeast facing enclosed rear garden with patio area, perfect for al fresco dining and outdoor entertaining. Further benefits include: gas central heating; double glazing; partially floored attic with Ramsay ladder and ample visitor parking. The energy efficiency rating for this property is band B

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



25 Milne Meadows, Old Craighall, EH21 8TA

Total Area: 140.1 m² ... 1508 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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