

91/9 Whitehill Street

NEWCRAIGHALL, MUSSELBURGH, EH21 8QY



*SPACIOUS TWO BEDROOM TOP
FLOOR FLAT IN NEWCRAIGHALL*



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McEwan Fraser Legal is delighted to present this two-bedroom top-floor flat in Newcraighall. Benefitting from its location there is excellent public transport including a train to the city centre and also the proximity to the popular shopping district of Fort Kinnaird. The flat boasts excellent storage from a shared storage cupboard and private access to the attic over the flat.

Inside, the property comprises of:

- Fully equipped kitchen with a modern hob and oven as well as free-standing white goods
- Spacious living area which offers various possibilities for furniture arrangements and is flooded with natural light
- The flat boasts two generous double bedrooms, of which has built-in wardrobes and offer options for free-standing storage
- The bathroom has a shower fitted over the bath and the master bedroom benefits from an en-suite shower room

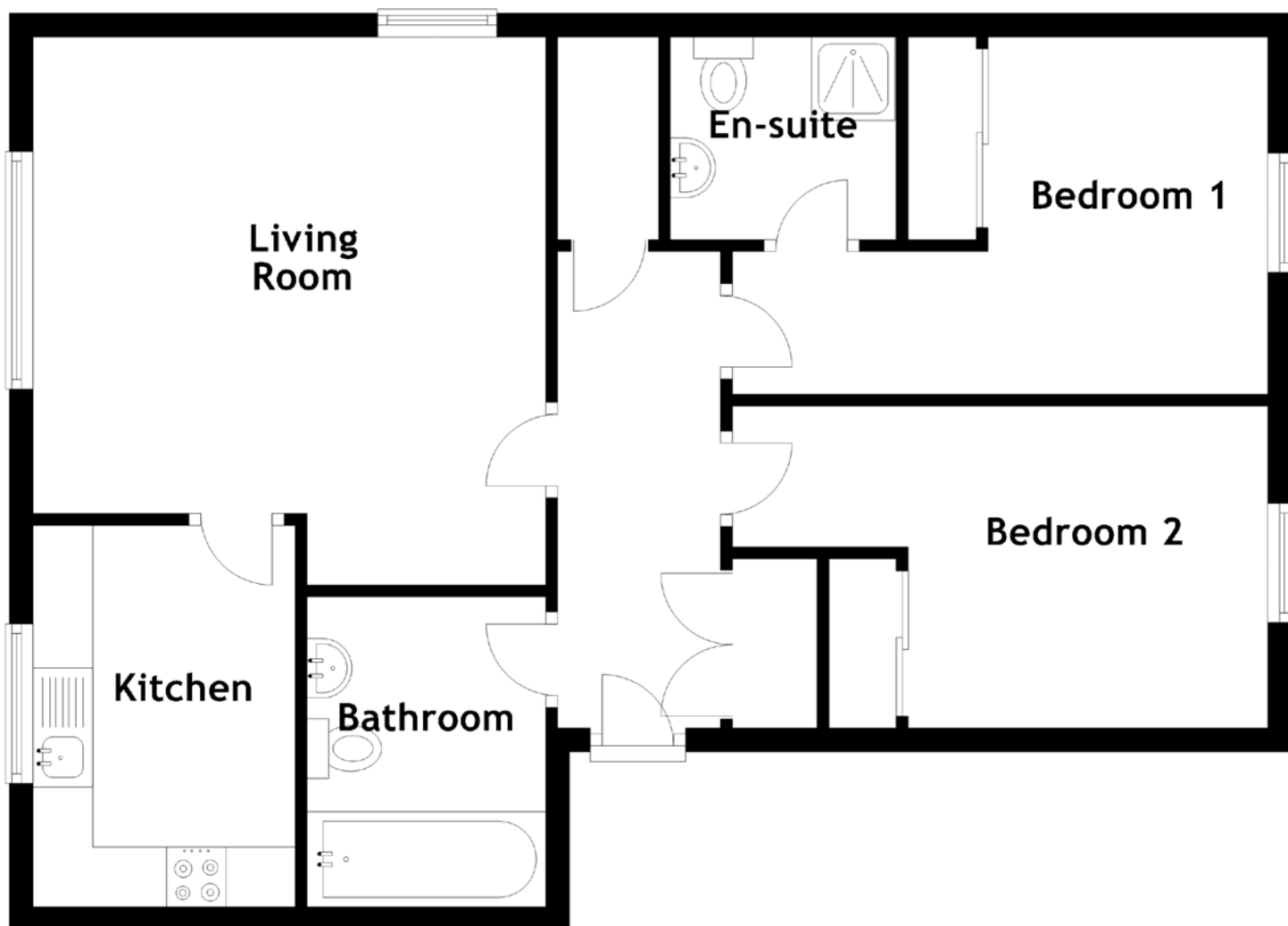
In addition to this, the property includes modern gas central heating with a new boiler installed in January, double glazed windows too make for a warm and cost-effective home, year-round. There is an allocated parking space and on-street is also available.











Approximate Dimensions

(Taken from the widest point)

Living Room	4.30m (14'1") x 4.00m (13'1")
Kitchen	3.20m (10'6") x 2.30m (7'7")
Bedroom 1	4.50m (14'9") x 3.00m (9'10")
Bedroom 2	4.50m (14'9") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 2.00m (6'7")
En-suite	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 70m²

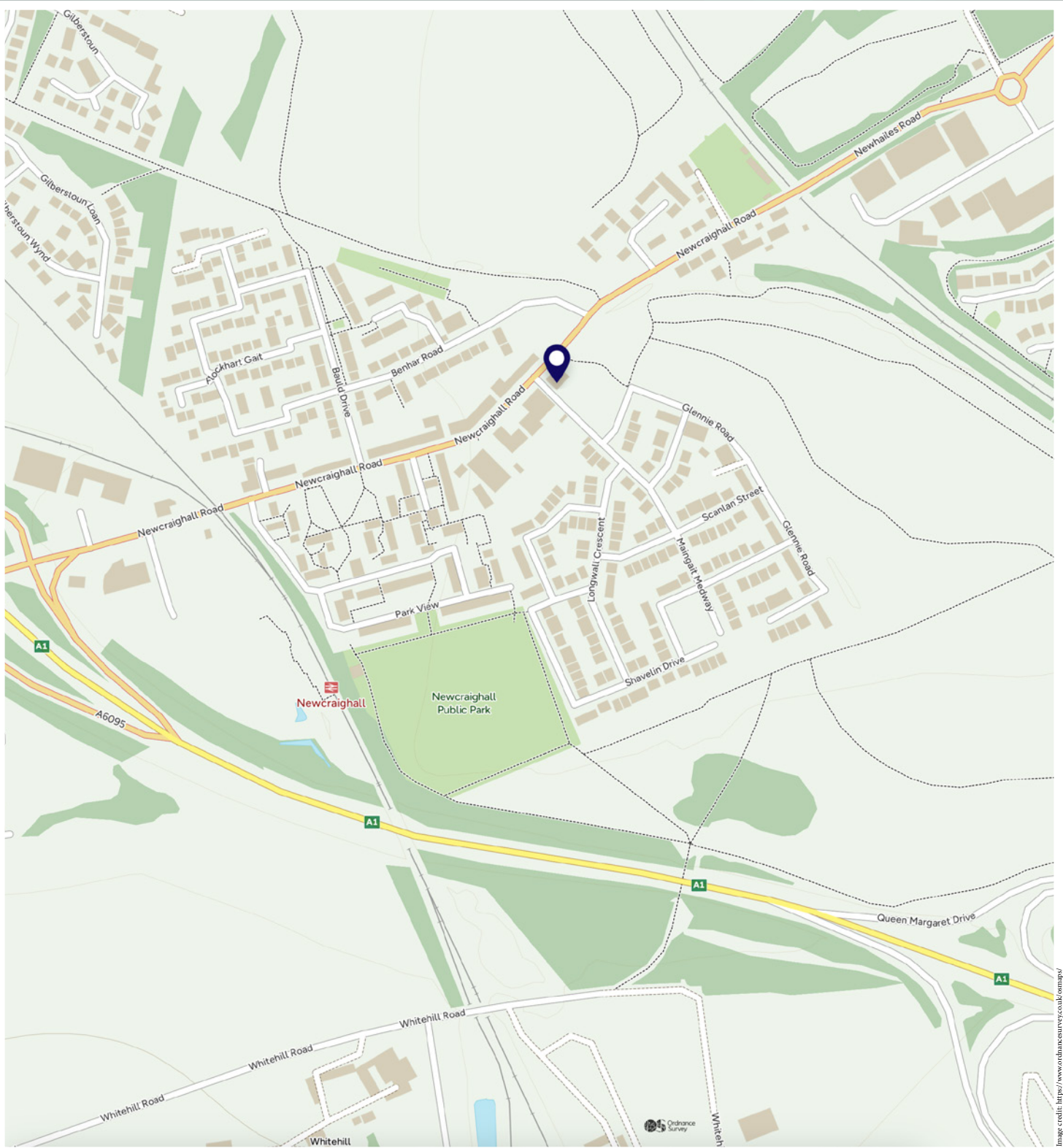
EPC Rating: C



Newcraighall is a long established, much respected residential district lying on the east side of the City, adjacent to the Portobello/ Musselburgh Bypass. The area is exclusively residential and comprises a wide variety of property styles.

Local shopping could not be better. Within the area is Asda, capable of supplying everything for most family's normal weekly requirements at very competitive prices. If a greater variety is required then Cameron Toll shopping complex and Fort Kinnaird are only a short distance from the property and here banking and building society services can be found along with a wide variety of High Street stores along with a Sainsbury's Superstore.

The City Centre can be accessed very easily by a frequent bus services and generally the journey should take no more than 20 minutes. Furthermore, there is the easiest possible access to many parts of the City using the Musselburgh and City Bypass. In fact, these roads give access to all major trunk routes. Even the M8 and M9, which lie just beyond Edinburgh Airport, can generally be reached in a matter of twenty five minutes. Recreational facilities can be found at Jack Kane Sports Centre as well as Portobello Golf Course and Swimming Baths and the vast expanse of Holyrood Park/Arthur Seat which offers almost country like walks within the very heart of the city.



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