

KILGOUR

PROPERTY



115 Craighall Drive, Musselburgh, EH21 8FL





- Lounge
- Separate Kitchen/Diner
- WC
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Residents Parking
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

A stylish and very well presented mid terrace villa set in a exclusive modern development close to amenities and very well placed for commuting.

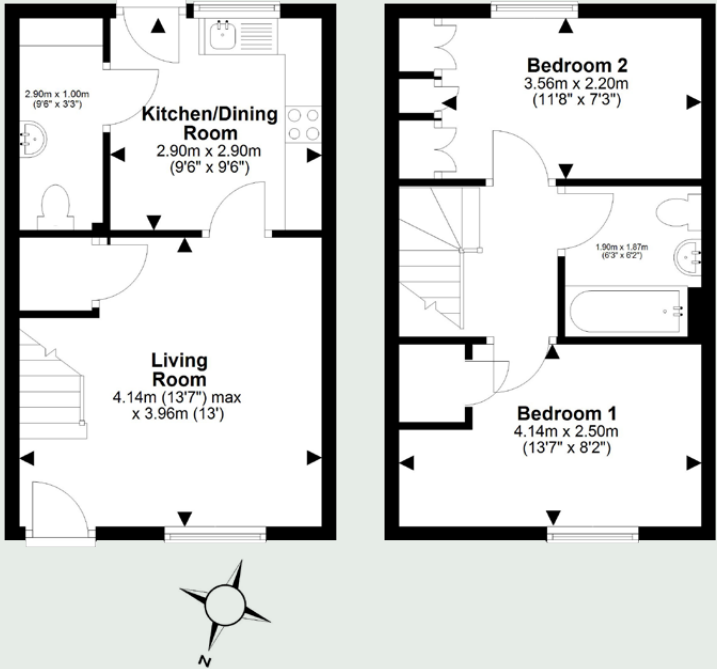
The property benefits from gas central heating and is fully double glazed.

Externally there are well maintained private gardens to the front and rear as well as residents parking.

Location

Musselburgh, also known as “The Honest Town,” lies on the coast of the Firth of Forth approximately six miles east of Edinburgh, with the coastal villages and beaches of East Lothian on the other, providing the best of both worlds. There is a wide variety of local retailers, with banks, building societies and post offices, along with a large supermarket in the town centre, and a selection of smaller supermarkets on the outskirts. There is an excellent range of recreational facilities including restaurants, a library, Brunton Theatre, a sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour and delightful walks along the River Esk; whilst Dalkeith Country Park and Pentland Hills Regional Park are just a short drive away. The City of Edinburgh Bypass is easily reached, whilst regular bus services pass through the town and frequent rail services are also available from the station on the southern edge of the town, giving commuters easy access into the heart of Edinburgh and further afield.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

Lounge	13'7 x 13'0	4'14 x 3'96m
Kitchen/Diner	9'6 x 9'6	2.90 x 2.90m
Bedroom 1	13'7 x 8'2	4.14 x 2.50m
Bedroom 2	11'8 x 7'3	3.56 x 2.20m
Bathroom	6'3 x 6'2	1.90 x 1.87m







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