



RALPH SAYER
SOLICITORS & ESTATE AGENTS

122 Craighall Drive

Musselburgh, Midlothian, EH21 8FP

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This three-bedroom, two-bathroom end-terrace house, which forms part of a modern development in Musselburgh, is within commuting distance of the capital and is sure to appeal to a wide range of buyers, including first-time buyers, couples, young families and city professionals. The property is complemented by private gardens, with the enclosed rear enjoying a lawn and drying area and off-street residents' parking. It lies within easy reach of bus/road/railway links, a coffee shop, the beach, golf links and other green spaces, and schooling facilities, including Queen Margaret University.

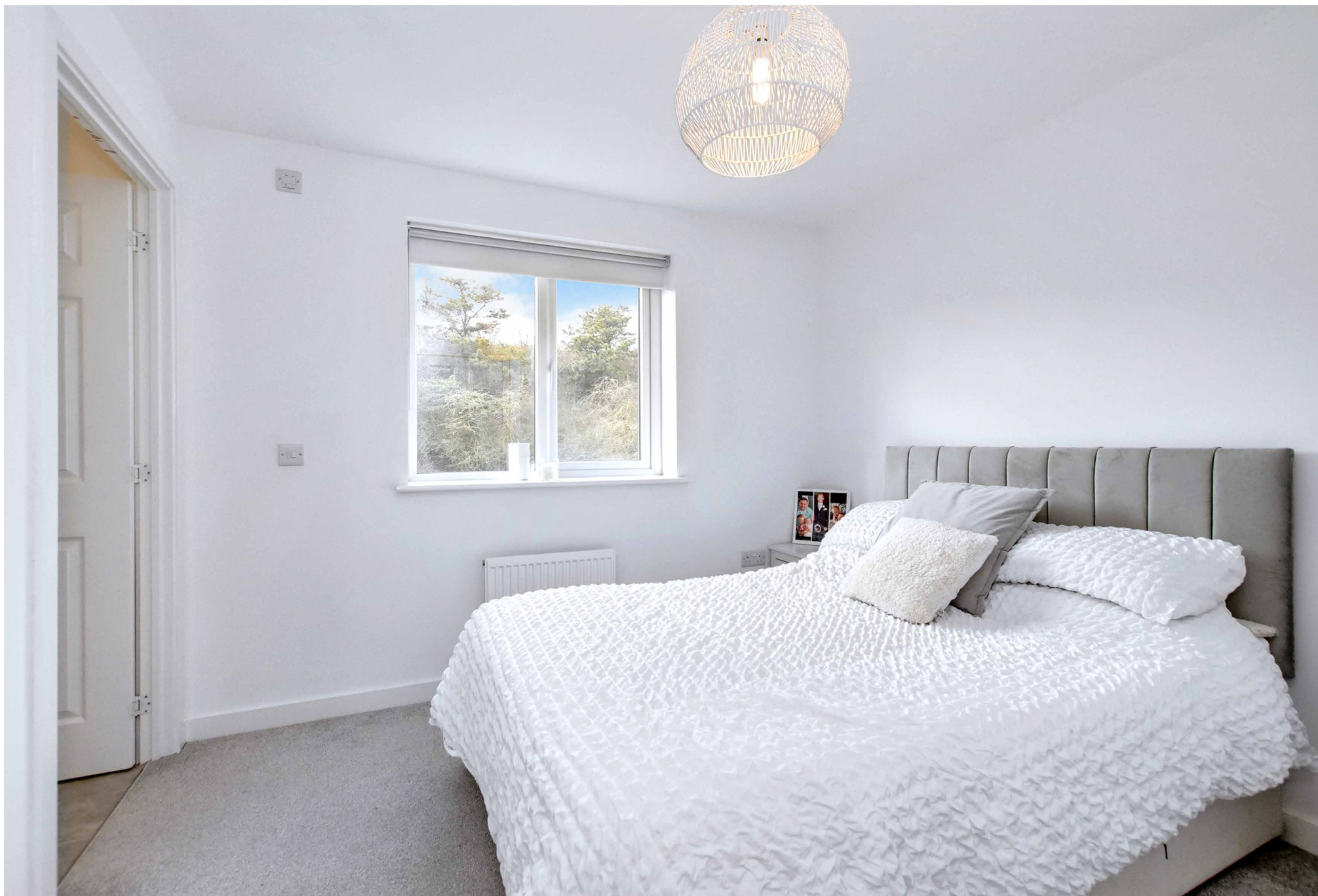
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

Property Summary

- End-terrace house in Musselburgh
- Part of a modern development
- Crisp, neutral interiors throughout
- Entrance hall with WC
- Sunny and spacious living room
- French-doored dining kitchen with under-stair storage
- Sun-filled wardrobed main bedroom with an en-suite
- Spacious second bedroom
- Versatile single bedroom/study
- Modern family bathroom
- Private gardens to the front and rear
- Off-street residents' parking
- Solar panels
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - D
- Home Report Value - £270,000

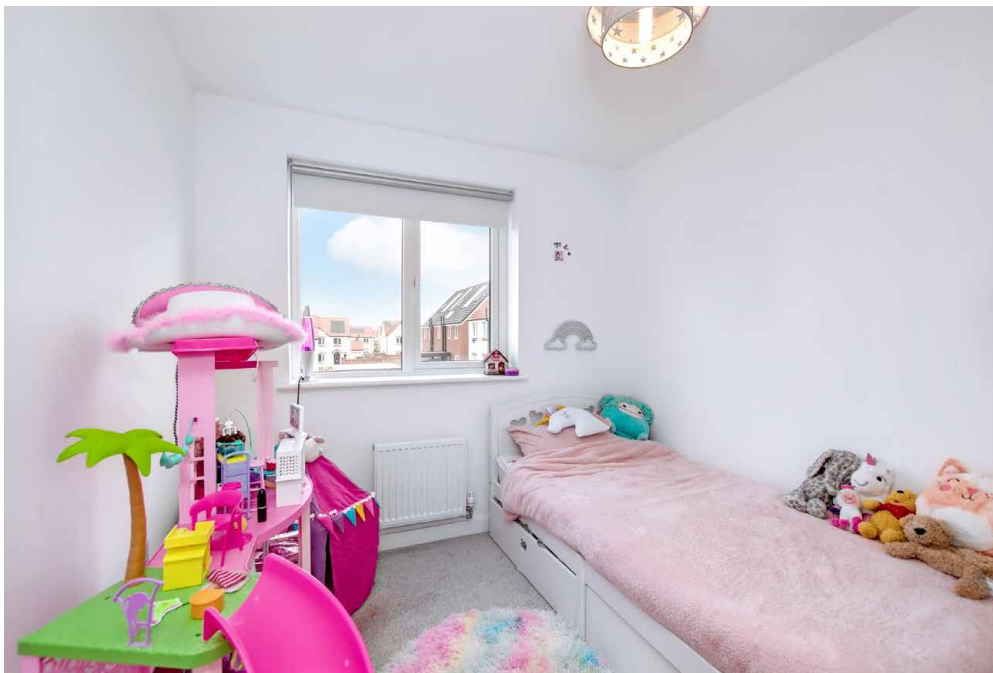








Sun-filled main bedroom
with an en-suite,
spacious second bedroom,
and versatile single
bedroom/study





Modern family bathroom
as well as private gardens
to the front and rear





Let us help you find your next
dream property!



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CHARTERED FIRM

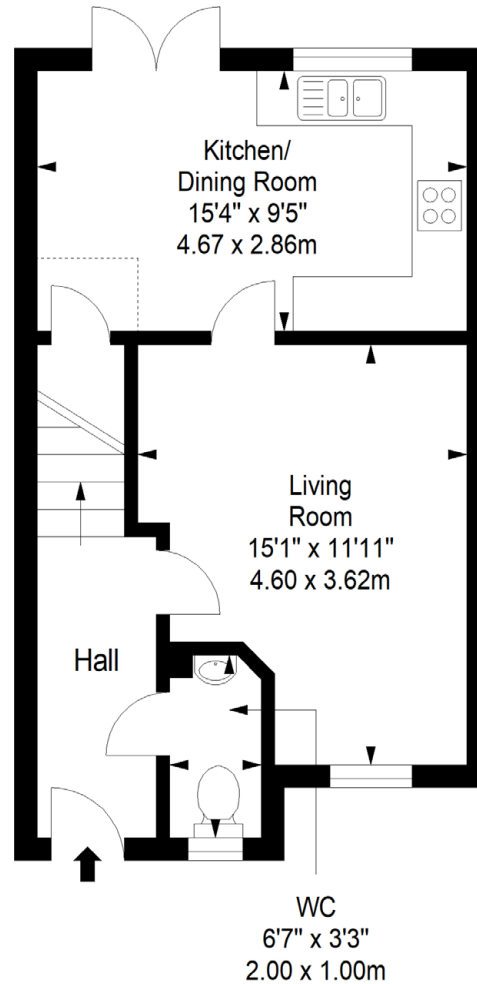
Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

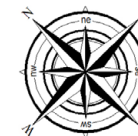
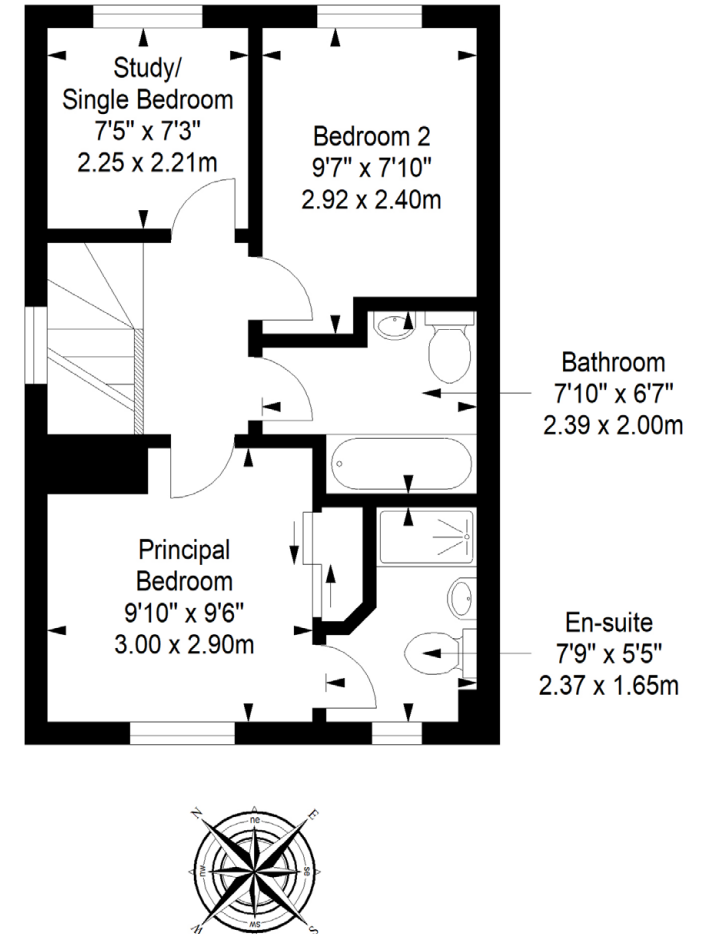
Ground Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 73.3 sq. metres (789.0 sq. feet)