



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1 Whitecraig Crescent

Whitecraig, Musselburgh, EH21 8NG

1 Whitecraig Crescent

Set within an established residential area of Whitecraig, near reliable village amenities, including a convenience store, a primary school, bus/road links connecting across the county, a bakery, and scenic open spaces, as well as easy driving distance of the capital, this main-door, ground-floor flat is sure to appeal to a wide range of buyers. The flat comprises two double bedrooms (one with a wardrobe), a sun-filled reception room, a well-appointed kitchen with fitted units, and a family bathroom. The property is further accompanied by a private garden and driveway.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Property Summary

- Ground-floor flat in Whitecraig
- Private main entrance
- Short driving distance from the capital
- Entrance hall with storage
- Sunny and spacious living/dining room
- Well-appointed kitchen
- Main bedroom with a wardrobe
- Versatile second bedroom
- Bathroom with overhead shower
- Private garden grounds
- Private driveway parking
- Gas central heating
- Double-glazed windows
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £150,000





"The flat comprises two double bedrooms (one with a wardrobe), a sun-filled reception room, a well-appointed kitchen with fitted units, and a family bathroom."



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dream property!



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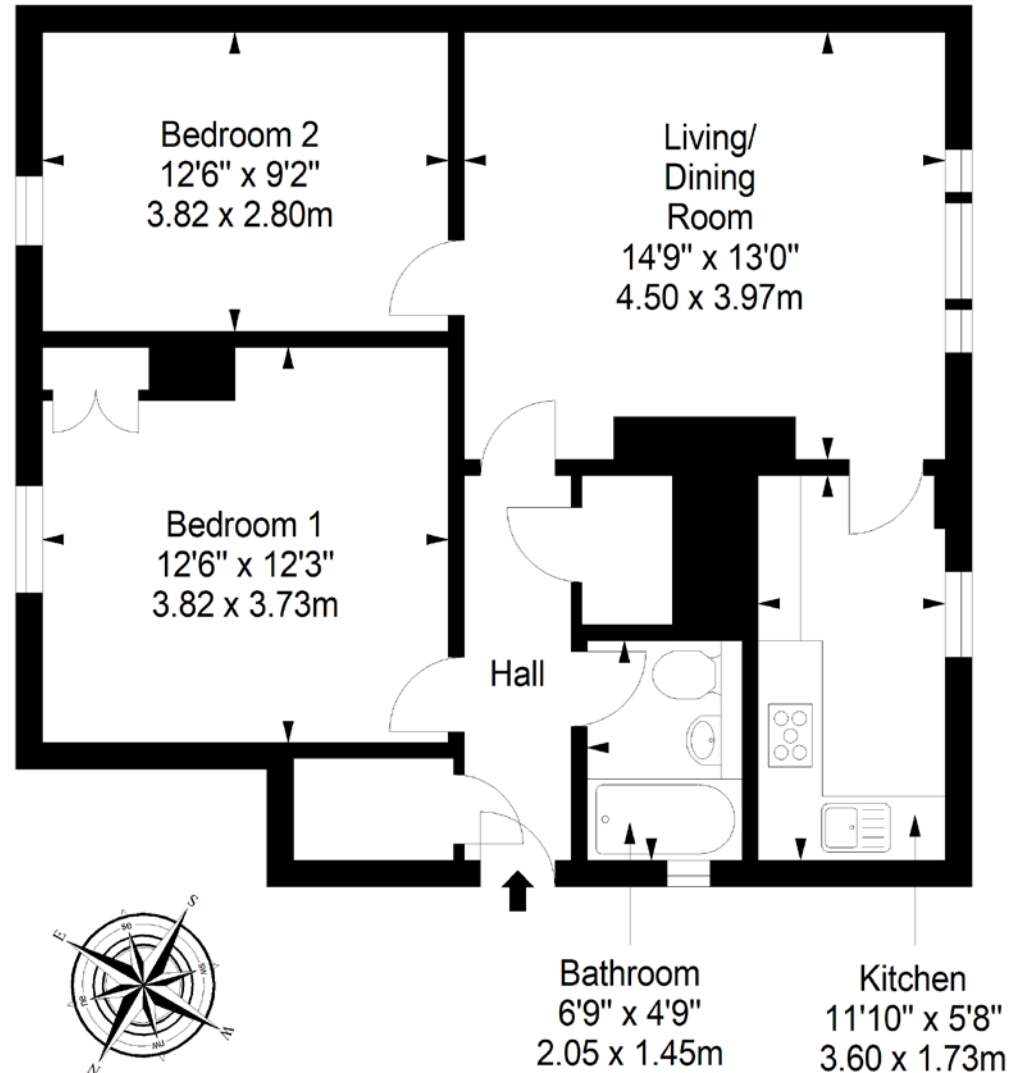
CHARTERED FIRM

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. 62.9 sq. metres (677.1 sq. feet)



Total area: approx. 62.9 sq. metres (677.1 sq. feet)