



44 Whitecraig Crescent  
WHITECRAIG | MUSSELBURGH | EH21 8NG

  
**warners**  
solicitors & estate agents





## 44 Whitecraig Crescent

WHITECRAIG | MUSSELBURGH | EH21 8NG

A rare opportunity to purchase this charming bright and spacious two-bedroom upper villa situated in the popular village of Whitecraig close to Musselburgh. This charming property is in excellent order throughout and boasts a private rear garden and driveway. This charming property would make an ideal first purchase or buy-to-let investment. A fine ready to move-in home offering generously proportioned accommodation comprising : -

- Welcoming hallway with two good sized storage cupboards
- Twin windowed spacious living / dining room
- Separate well-equipped fitted kitchen with ample room for a small breakfasting table
- Two double bedrooms
- Modern bathroom with stylish three piece suite, shower over bath
- Private rear garden, mainly laid to lawn with and elevated decking area to rear, making it perfect for alfresco dining and outdoor entertaining
- Private driveway and ample street parking
- Double glazing and gas central heating
- Partially floored attic with Ramsey ladder access

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

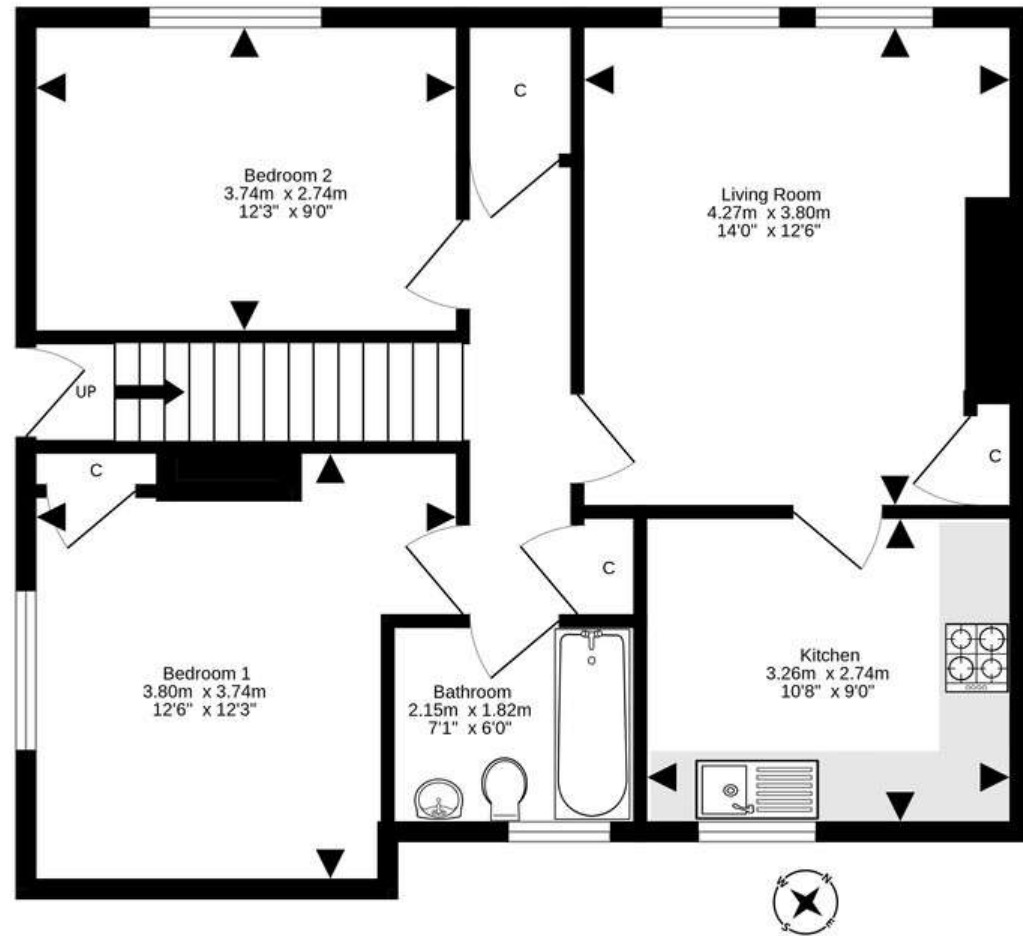


All curtains, blinds, white goods, excluding the washing machine, kitchen table and stools, livingroom sideboard, garden store and furniture will be included in the sale. EPC: C.

The subjects are located in the East Lothian town of Whitecraig, which lies on the outskirts of Musselburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops, banks and postal services can be found in Musselburgh itself, where there is an extensive range of leisure and recreational amenities. Schooling is well represented within the vicinity. An efficient public transport network is on hand which operates to and from Edinburgh and to surrounding areas and there is access to the Edinburgh bypass, the main A road network and motorways.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix 02024

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc