



4 Cowpits Lane
MUSSELBURGH | WHITECRAIG | EH21 8TD


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solicitors & estate agents



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Beautifully presented three bedroom terraced home set over two floors with landscaped front driveway and rear private garden, situated near the sought after town of Musselburgh, which lies within easy commuting distance of Edinburgh and within close proximity of the city bypass.

Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs, there is a spacious living room with patio doors into the rear garden, a fully fitted kitchen currently comprising gas hob, oven and fan, washing machine and fridge/freezer and completing the ground floor accommodation is a downstairs WC. Upstairs on the first floor there are three well-proportioned bedrooms, the master with built in storage and completing the accommodation is a bathroom with shower over the bath. Further benefits on offer include gas central heating, an attic, double glazing, front driveway and a landscaped rear garden made up of a patio and lawn.

- Entrance porch
- Spacious living room with patio doors into the garden
- Fully fitted kitchen
- Three well proportioned Bedrooms
- Bathroom with shower over the bath
- Downstairs WC and Attic
- Landscaped rear garden and front driveway
- Gas central heating and double glazing

The property will be sold as seen, including all items within.

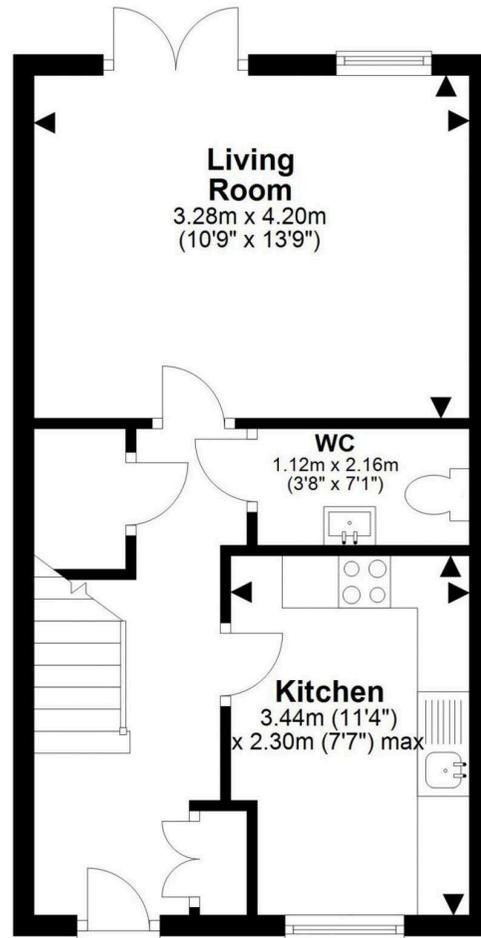
EPC Rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

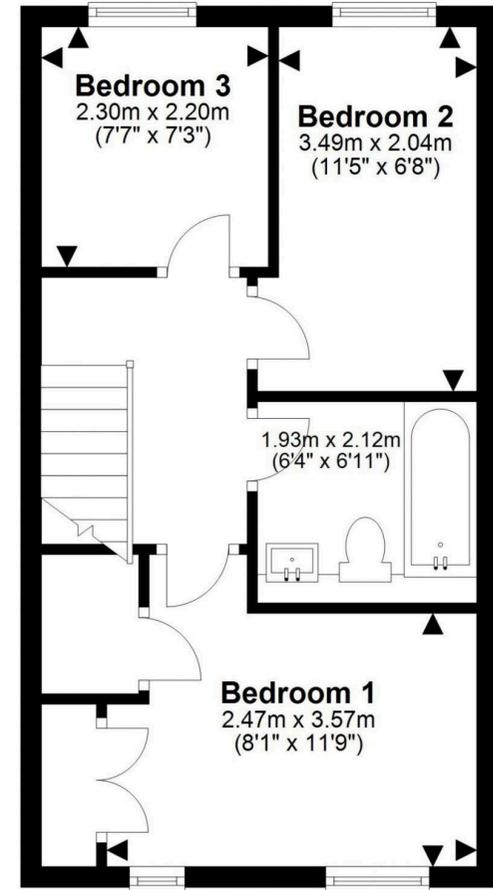


The property is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found at nearby Musselburgh. Further facilities are available at Asda at The Jewel and The Fort Kinnaird retail park. An efficient public transport system, including a Railway Station within the village, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.





Ground Floor



First Floor



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.