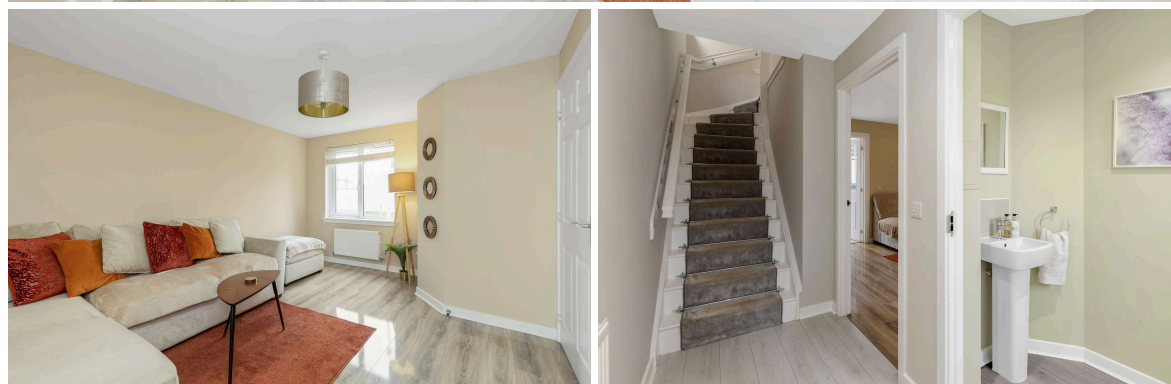




17 Craighall Avenue  
MUSSELBURGH | EAST LoTHIAN | EH21 8FP

  
**warner's**  
solicitors & estate agents





## 17 Craighall Avenue

MUSSELBURGH | EAST LoTHIAN | EH21 8FP

Bright and spacious three-bedroom end terraced home benefiting from a good sized, fully enclosed garden, located in a quiet spot within easy reach of the town's varied amenities and A1 access also within easy reach. The accommodation comprises a spacious living room, a fully fitted dining kitchen with patio doors out to the rear garden, the kitchen currently comprising a dining area, fridge/freezer, gas hob, oven and fan, dishwasher, washing machine and housing the boiler cupboard. Also downstairs there is a WC. Upstairs there are three well-proportioned bedrooms, the master benefiting from built-in storage, and an ensuite shower room with a heated towel rail. Completing the accommodation is the bathroom with bath, WC and a heated towel rail. The property also benefits from ample parking within the development and a good-sized rear garden made up of the lawn and a shed.

- Three Bedroom End terraced home
- Bright and spacious living room
- Fully fitted kitchen with patio doors to the rear garden
- Three well proportioned bedrooms, one with ensuite
- Entrance hall
- Gas central heating and Double glazing
- Private rear garden made up of lawn and a shed
- Ample parking

Included in the sale will be all integrated appliances, the washing machine, and all blinds (but not the curtains in the main bedroom).

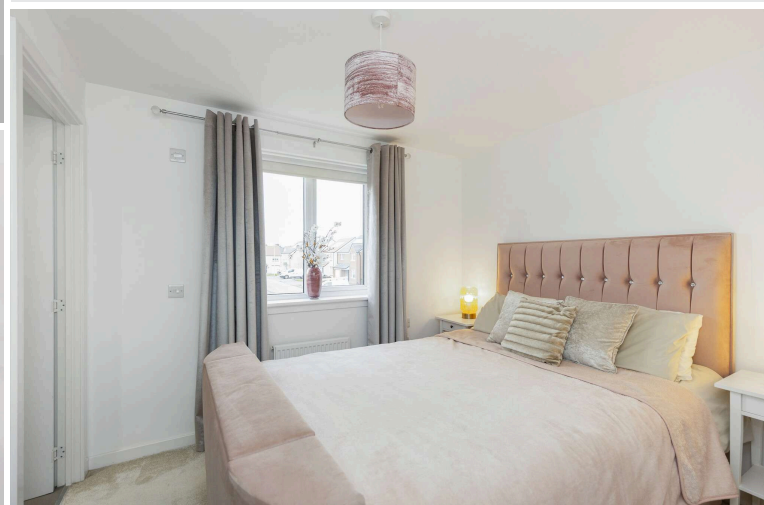
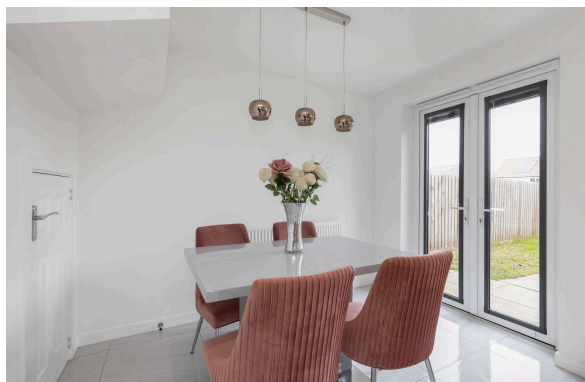
EPC Rating B. Council Tax band D.

Factor fee £128 per year approx.

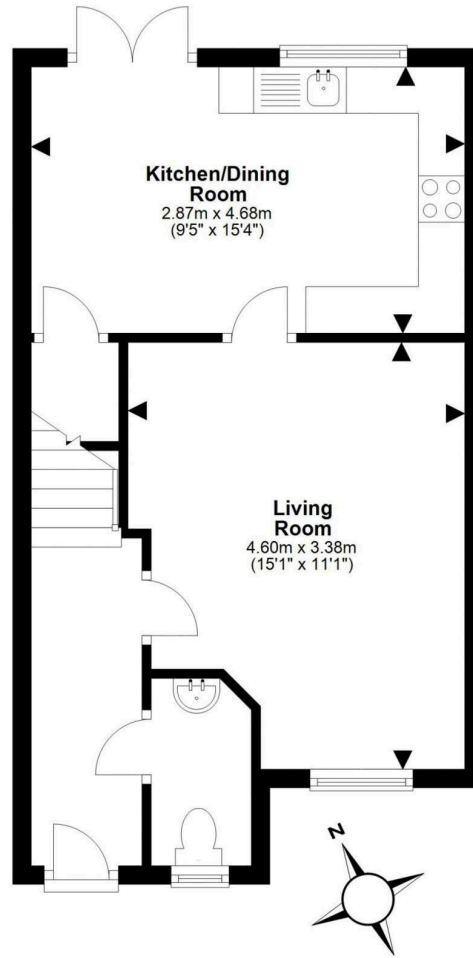
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



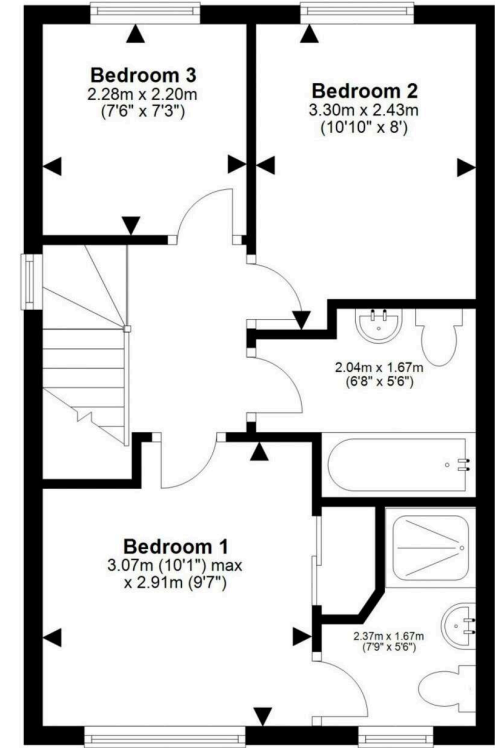
The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.







**Ground Floor**



**First Floor**

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