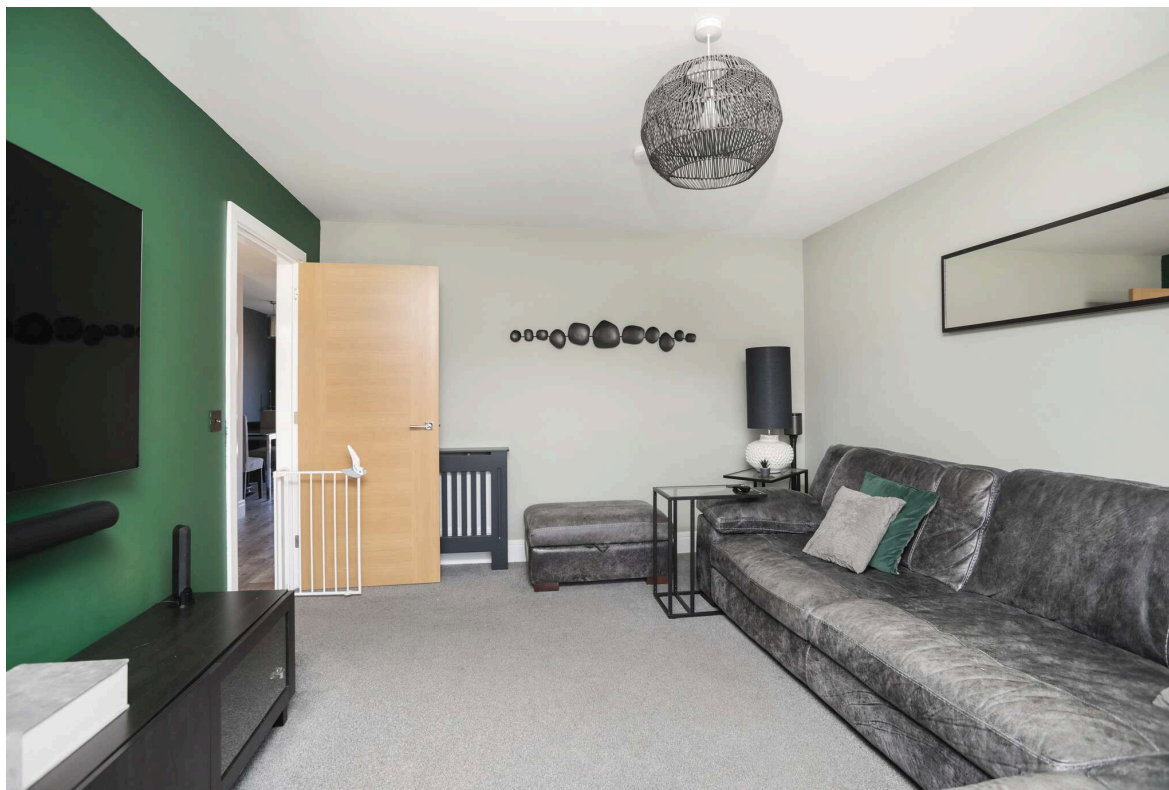




31 Maingait Medway  
NEWCRAIGHALL | EH21 8SY

  
**warners**  
solicitors & estate agents



## 31 Maingait Medway

NEWCRAIGHALL | MUSSELBURGH | EH21 8SY

Nestled in a quiet, modern cul-de-sac, moments from the train station, excellent amenities in Fort Kinnaird and the vast open countryside is this immaculately presented and significantly upgraded detached family home. Boasting a driveway and front and rear gardens this property (built circa 2020) would make an ideal buy in true move-in condition.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window, a stunning dining kitchen with island and breakfast bar, generous dining space and bi-fold doors to the garden, a family room or fifth bedroom and downstairs is completed by a useful utility room and W/C compartment. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in mirrored wardrobes and elegant en-suite shower room, three further well-proportioned double bedrooms and the home is completed by a stylish bathroom. Externally the fully enclosed rear garden is mainly laid to lawn with paved and decked sections ideal for al fresco dining and entertaining.

- Significantly upgraded detached family home
- Driveway and private gardens
- Close to train station
- Stunning dining kitchen, lounge and family room
- Four double bedrooms and two bathrooms
- Energy Rating C and Council Tax G
- Future factor fee to be determined

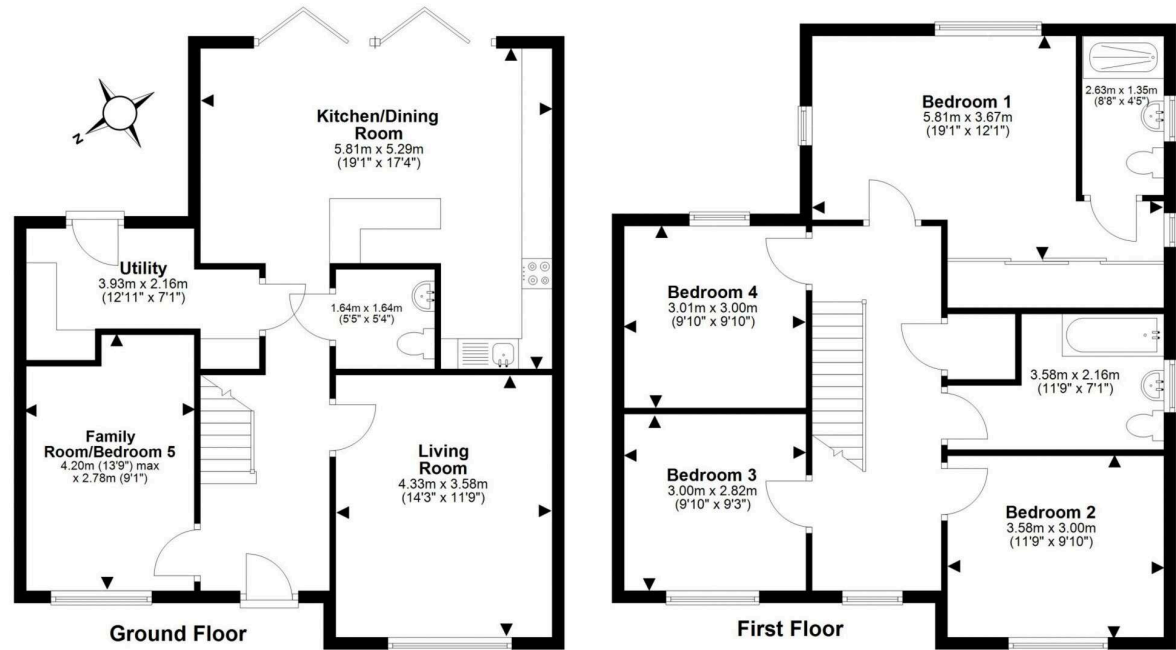
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Integrated dishwasher, cooker/oven, microwave, light fittings, curtains (excluding kitchen and living room) and blinds included in the sale.

Newcraighall is a highly sought-after suburb located to the south-east of the city, situated close to Musselburgh. There is an excellent range of shopping outlets with further amenities available at the nearby Fort Kinnaird leisure complex, Musselburgh town centre and Asda Hypermarket. The area is close to pleasant open countryside, with excellent beaches nearby at East Lothian. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks





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.  
Plan produced using PlanUp.