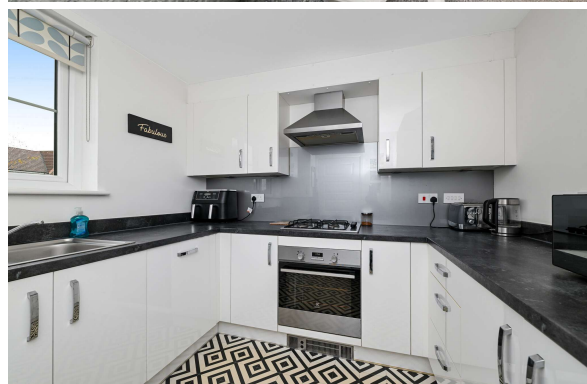




37 Bauld Drive,
NEWCRAIGHALL | MUSSELBURGH | EH21 8RQ


warner's
solicitors & estate agents



37 Bauld Drive

NEWCRAIGHALL | MUSSELBURGH | EH21 8RQ

Quietly positioned within a modern and well-connected development, this beautifully presented mid-terraced home offers stylish, contemporary living perfectly suited to families and professionals alike.

A welcoming entrance hall sets the tone for the home, featuring a convenient WC that also incorporates a useful utility area and built-in storage. From here, the layout flows into a spacious and inviting living and dining room, providing the ideal setting for relaxing or entertaining. French doors open directly onto the landscaped rear garden, which is laid to lawn with a paved patio area, perfect for outdoor dining and family time, and also includes a shed for additional storage. The contemporary kitchen lies to the front of the property and is fitted with a range of modern units and quality integrated appliances, offering both functionality and style.

Upstairs, the home features three well-proportioned bedrooms, two of which benefit from integrated storage, all designed to make the most of the natural light. A modern family bathroom completes the accommodation, fitted with a sleek three-piece suite and a shower-over-bath.

- Spacious open-plan living and dining room with French doors leading to the rear garden
- Three well-proportioned bedrooms, two benefiting from integrated storage
- Stylish family bathroom with three-piece suite and shower-over-bath
- Landscaped rear garden featuring lawn, patio area, and shed for external storage
- Gas central heating and double glazing throughout
- Unrestricted on-street parking within the landscaped modern development

Blinds in the kitchen, small blinds in bedroom one, blinds in bedroom two and three, fridge and dishwasher all included in sale. EPC Rating B.

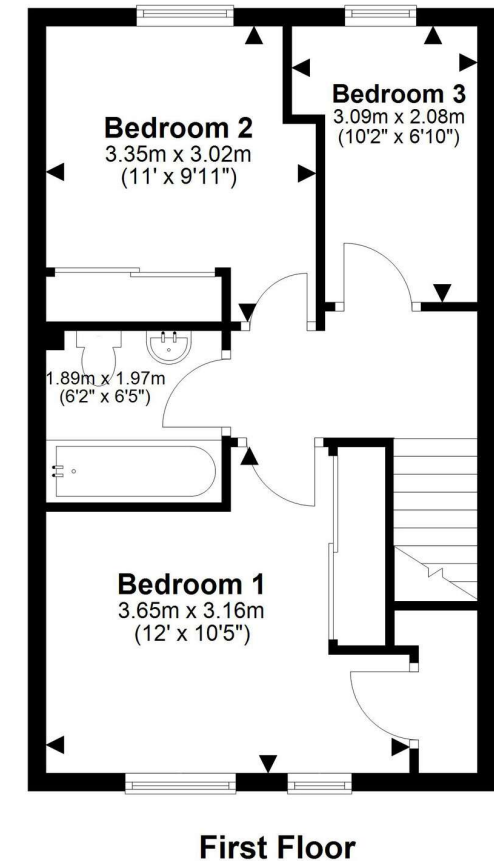
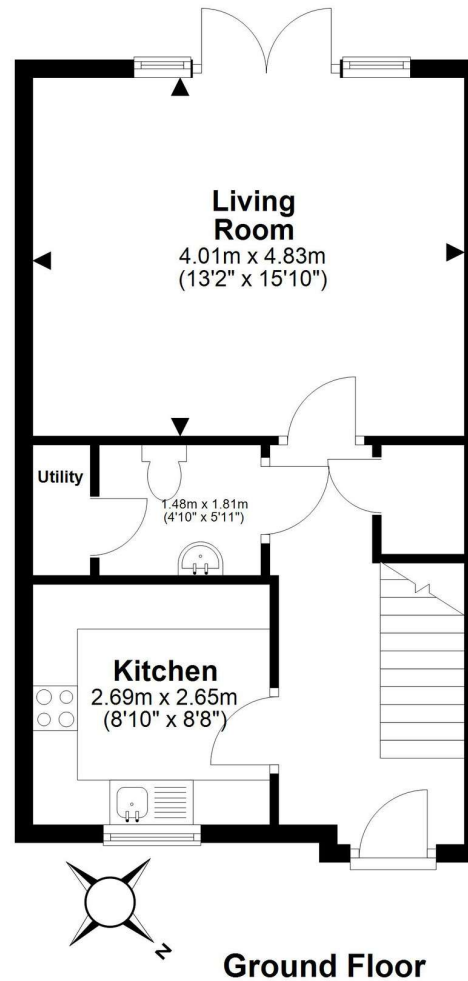
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The factor is James Gibb and works out at approx £33 per quarter to cover the gardening of the estate and the upkeep of the play park.

Newcraighall is a former mining village located to the south-east of Edinburgh, close to Musselburgh. Excellent beaches on the East Lothian coastline are only a short journey away. There is a good range of shopping outlets and amenities available at the nearby Fort Kinnaird complex, which is within easy reach, as is Asda's Supercentre at The Jewel. Nearby Portobello and Musselburgh offer further facilities. 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 A1 and city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Newcraighall has its own railway station with links to Edinburgh and the Borders. The property is conveniently placed for those connected to the Royal Infirmary and Queen Margaret University.





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.