

COULTERS[©]

2 CRAIGHALL TERRACE

MUSSELBURGH, EH21 7PL

 5 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Stunning extended period semi detached house situated in a sought after location. This generous and extremely well presented home benefits from high ceilings, a blend of original and contemporary features, an appealing and flexible layout, arranged over three floors.



KEY FEATURES



Stunning extended period semi detached home



Five bedrooms



Charming mature gardens to front and rear



On street parking



Bespoke garden studio



Excellent local amenities nearby



To the rear is a charming, mature garden which has side access and excellent privacy, there are two useful brick built sheds and a wonderful bespoke garden studio which is fully insulated with power and internet. The front garden is planted and is easily maintained.

EXTRAS

All integrated appliances, blinds, curtains and light fittings are included in the sale price along with the fitted bed in bedroom 4. The fitted desks and shelves in the garden studio are also included however the drawer units are specifically excluded from the sale.



MORE INFORMATION

The well presented accommodation comprises on the ground floor - vestibule, welcoming entrance hallway with original staircase and cloakroom with WC; sitting room with fireplace inset with woodburning stove and window to front; the well planned kitchen/dining room/family room has a large island unit, range cooker and stone worktops, there is ample room in this flexible split level open plan space for relaxing and dining with direct access to the garden. A large walk in larder and separate utility/boot room complete this appealing space

On the first floor there is a generous landing accessing three double bedrooms, a single bedroom with fitted bed and a bathroom with shower over bath.

On the second floor the landing has a useful laundry cupboard leading to a further double bedroom with large loft storage space off. The property benefits from gas central heating and is double glazed throughout.









THE LOCAL AREA

Situated on the southern shore of the Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town directly adjacent to Edinburgh. Famous for its world renowned race course, as well as the Musselburgh Links golf course, it enjoys an enviable location that offers easy access to Edinburgh as well as to the countryside and beaches of East Lothian.

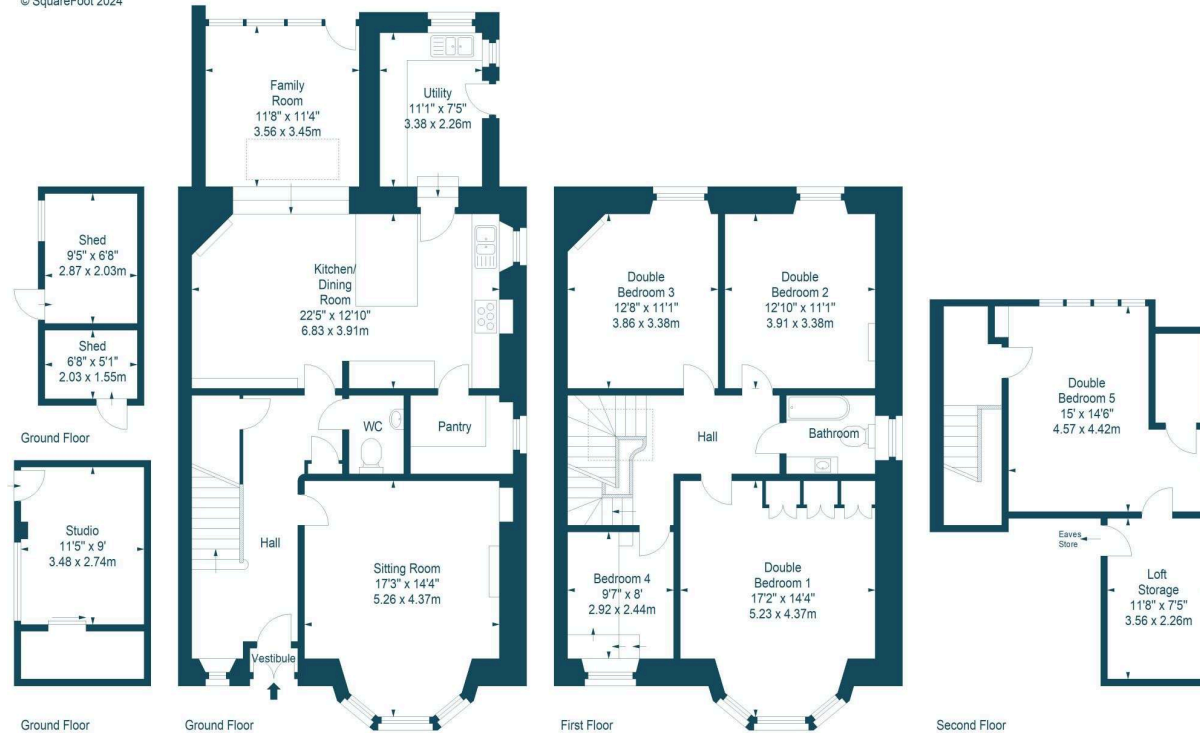
Along with golf and horse racing, the town benefits from a seafront and harbour as well as the Musselburgh Lagoons which has a recently expanded nature reserve and walking routes. As the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. There is a large Tesco within a short walk of the property, and Fort Kinnaird Retail Park is in easy reach.

Loretto School, one of the UK's leading independent schools, is a short walk from the property with Queen Margaret University less than a 10 minute drive. Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station which also provides regular trains to other destinations such as North Berwick and further afield. Musselburgh is a hub for the East Lothian bus network providing

Craighall Terrace,
Musselburgh,
East Lothian, EH21 7PL



Approx. Gross Internal Area
2172 Sq Ft - 201.76 Sq M
Out Buildings
Approx. Gross Internal Area
241 Sq Ft - 22.39 Sq M
For identification only. Not to scale.
© SquareFoot 2024



GET IN TOUCH



www.coultersproperty.co.uk



01620 671837



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.