

COULTERS®



# 20 MILNE MEADOWS

MUSSELBURGH, EAST LOTHIAN, EH21 8TA

4 BED

2 BATH

2 PUBLIC



## TAKE A LOOK INSIDE

This modern, semi-detached home is ideally situated in the sought-after area of Old Craighall in Musselburgh, East Lothian. Set over three floors, the property is in move-in condition, offering spacious and energy efficient living. This property is perfect for families seeking a comfortable home in a well-connected location.

The home features an immaculate, landscaped, enclosed rear garden perfect for outdoor enjoyment. The front boasts a monobloc driveway, providing ample parking space, and a separate garage for additional storage or use.

## KEY FEATURES



- Modern semi-detached house over three floors in move-in condition.
- Four bright bedrooms.
- Immaculate landscaped enclosed rear garden.
- Monobloc driveway and separate garage.
- Situated in the popular East Lothian town of Musselburgh.
- Excellent local amenities nearby.
- EPC Rating - B
- Council Tax Band - E



The property opens onto the entrance foyer which in turn opens onto the well proportioned sitting room with dual aspect outlooks to both the front and side of the property.

To the rear, the heart of the home is a fantastic modern kitchen / dining room where all the inhabitants of the home can congregate and relax in a spacious dining area. The kitchen area is fitted with a series of sleek wall and base mounted cabinetry and striking wood effect contrasting worktops. The integrated appliances comprise: electric hob, oven, extractor hood, fridge/freezer and dishwasher. A handy WC is also located on the ground floor



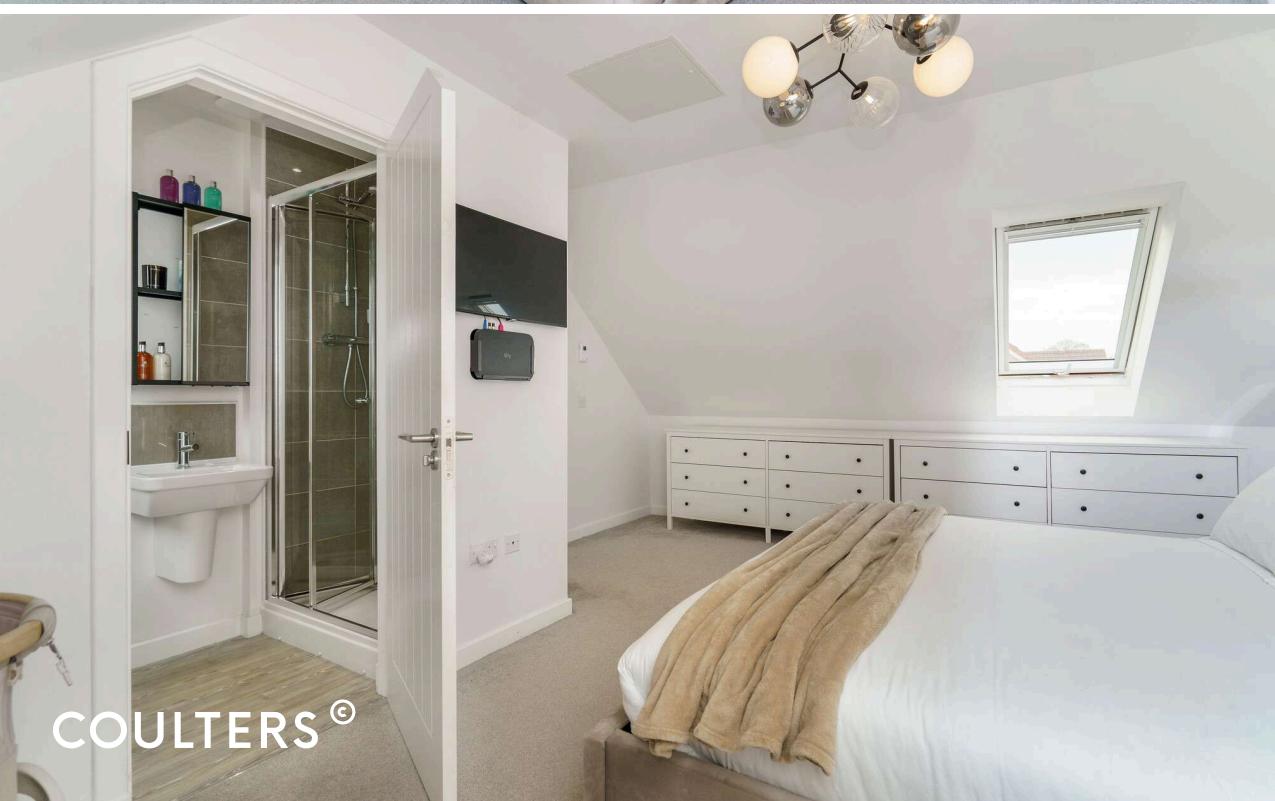
## CONTINUED...

On the first floor, there are three lovely bedrooms and a family bathroom which is fitted with a bath, WC and wash hand basin. The stair leads to the second floor where there is a wonderful vaulted bedroom, flooded with light from velux windows and a stylish en-suite shower room.

Heating and hot water is provided by gas central heating and the home is double glazed throughout to aid energy efficiency.

Externally there is a neat front garden and monobloc driveway which leads to the detached garage.

To the rear is a landscaped south west facing garden, mainly laid to lawn with raised beds flanking two sides and a patio area, perfect for enjoying the sunshine in good weather.







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## THE LOCAL AREA

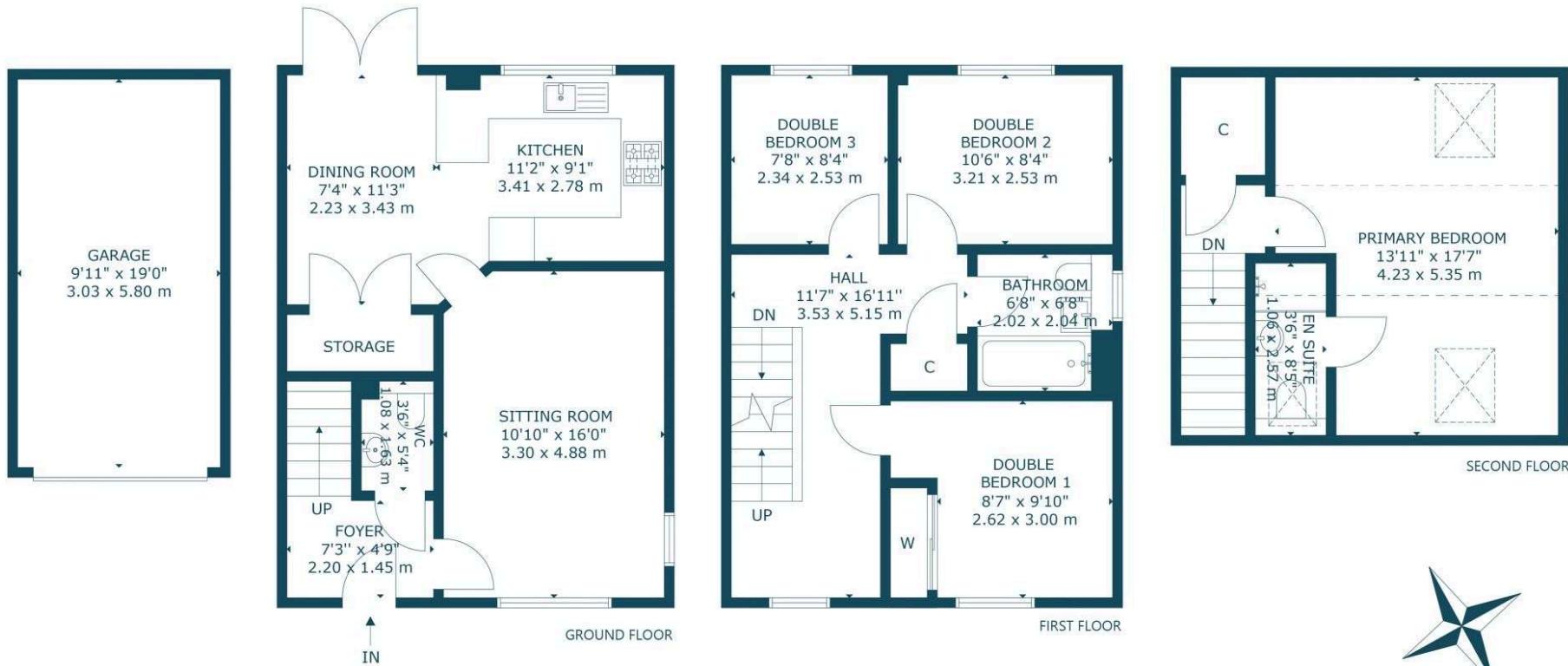
The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane.

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 store. Further shopping is available nearby at Asda and The 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.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



20 MILNE MEADOWS, MUSSELMBURGH, EDINBURGH EH21 8TA

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,280 SQ FT / 118 SQ M

GARAGE 189 SQ FT / 17 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## 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.