

COULTERS<sup>©</sup>

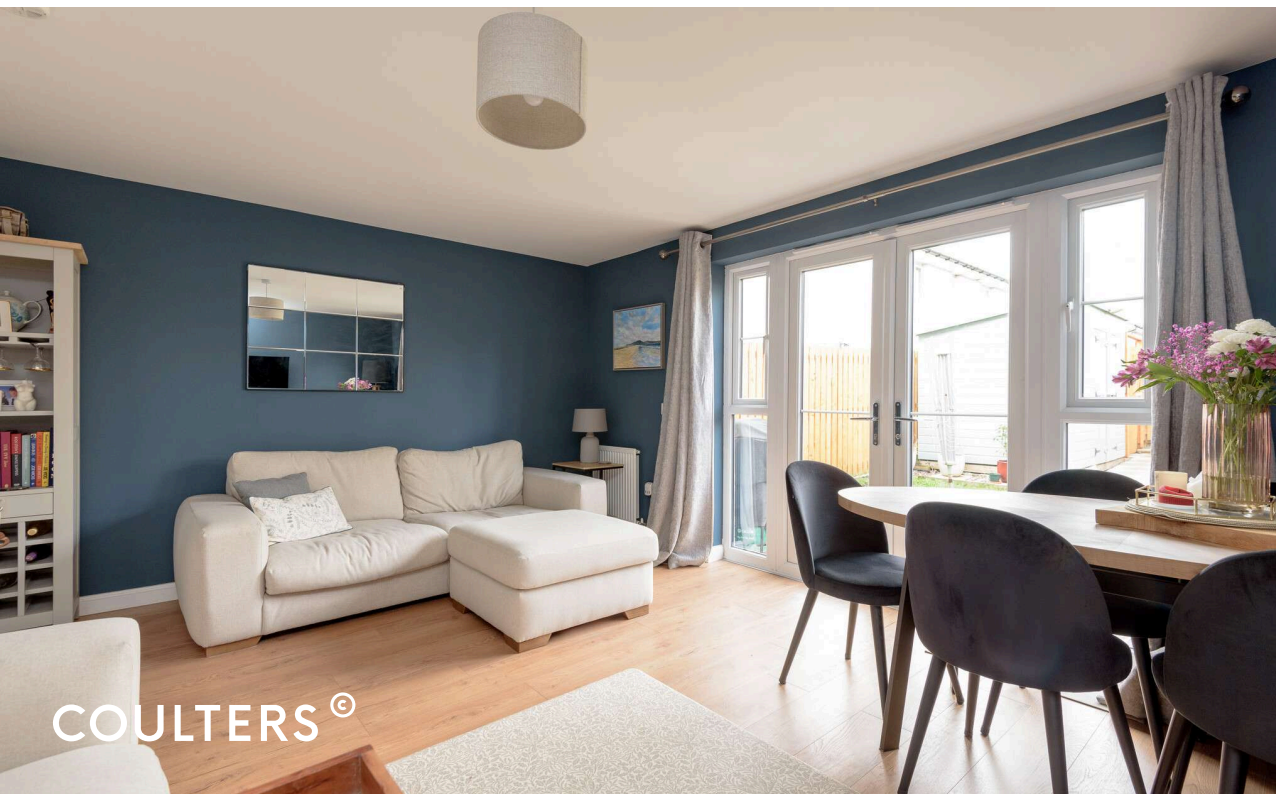


# 45 BAULD DRIVE

NEWCRAIGHALL, MUSSELBURGH, EH21 8RQ

 3 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

45 Bauld Drive is a delightful, perfectly presented mid terraced house, forming part of a lovely established modern development at Newcraighall, Musselburgh. The home has been tastefully decorated throughout with a contemporary colour palate, stylishly combining with attractive fixtures and fittings to create a most engaging home.

The front door opens onto the entrance area, hall and stair to the upper floor. The bright sitting room is flooded with natural light, provided by the west facing french doors that lead onto the garden, flanked by four windows (two each side). There is ample space for a dining table and chairs.

## KEY FEATURES



Extremely engaging mid-terraced house.



Three tastefully presented bedrooms.



Private, enclosed west facing rear garden with shed.



Unrestricted on-street parking.



Located in the popular area of Newcraighall.



Excellent local amenities nearby including Fort Kinnaird Retail Park.

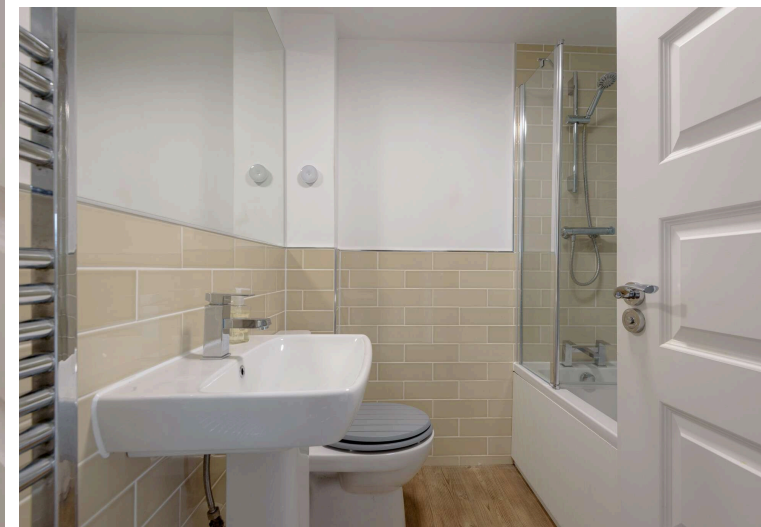


EPC Rating - C



Council Tax Band - D





The kitchen is fitted with both wall and base mounted cabinetry with a butchers block style worktop. The integrated appliances comprise: gas hob, electric oven, extractor hood, fridge/freezer and dishwasher. A handy WC is also located on the ground floor. On the first floor there are three beautiful bedrooms, two with fitted wardrobes, whilst the third bedroom is currently used as a nursery, but could easily be used as a child's room or study. With metro-style tiling surrounding the sanitary ware, the bathroom comprises bath (with shower over), WC and wash hand basin. The property benefits from gas central heating and is double glazed throughout. To the rear is a west facing, enclosed garden with excellent privacy consisting of a decked area, an area of lawn, paving and shed.

There is also unrestricted parking within the development, which is attractively landscaped and offers a quiet situation conveniently close to Fort Kinnaird Retail Park, the A1 and city by-pass.





## 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, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.

Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive.



Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station with regular services to the City Centre and North Berwick and an efficient bus network.

## EXTRAS

All integrated appliances mentioned previously, blinds and fitted floor coverings are included in the sale price.



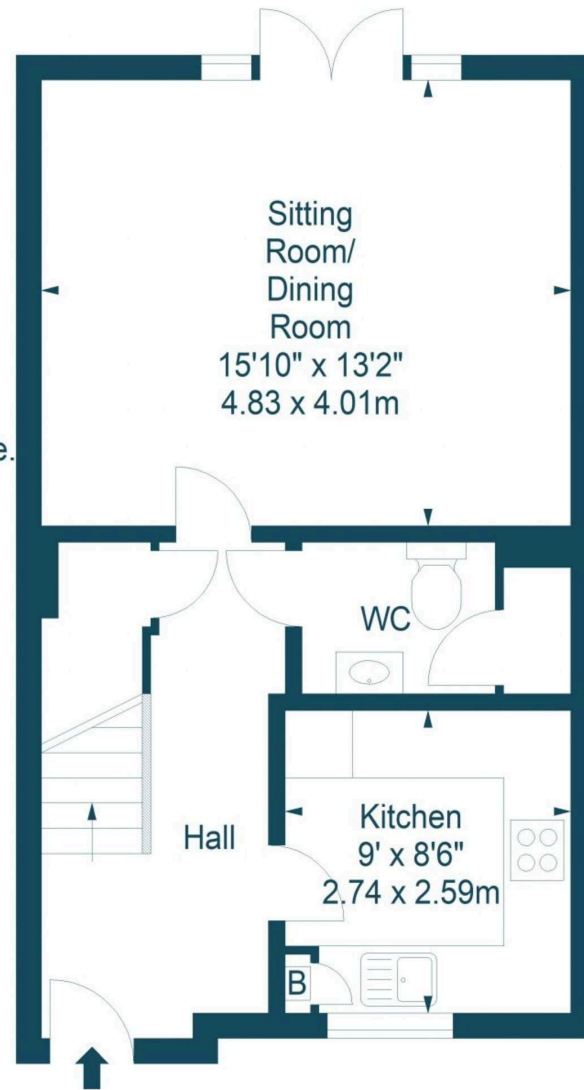




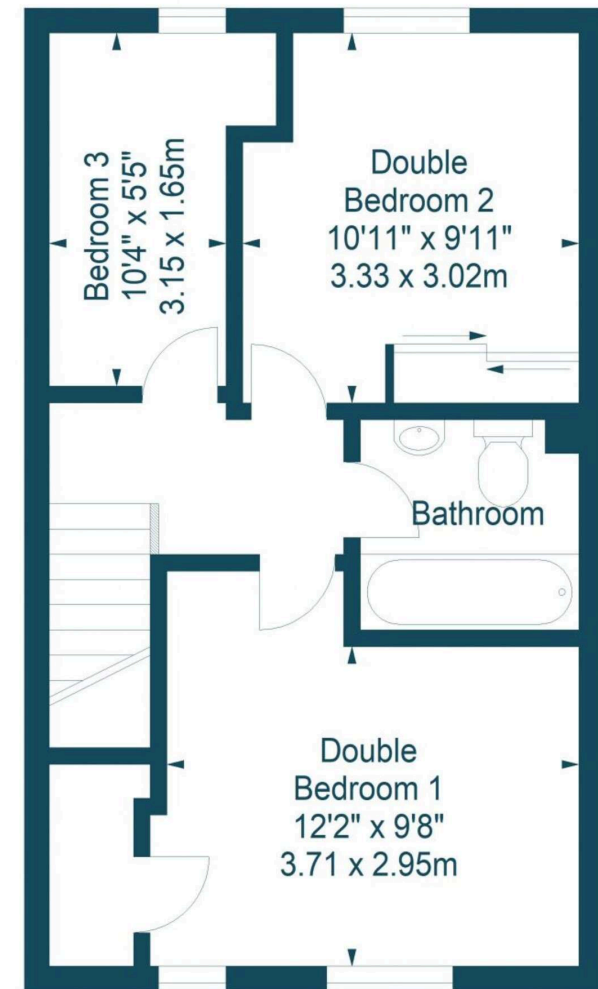
**Bauld Drive,  
Newcraighall,  
Musselburgh,  
Midlothian, EH21 8RQ**



Approx. Gross Internal Area  
877 Sq Ft - 81.47 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

## GET IN TOUCH



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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.