

COULTERS[©]

101 COWPITS AVENUE

WHITECRAIG, MUSSELBURGH, EH21 8TB

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in a peaceful residential setting within the popular Whitecraig area of Musselburgh, 101 Cowpits Avenue presents a superb opportunity to acquire a contemporary and immaculately presented detached family home, offering generous accommodation and high-quality finishes throughout. With its attractive setting, modern specification, and proximity to local amenities and commuter links, it represents an ideal home for families and professionals alike.

KEY FEATURES



Stylish modern detached property.



Four double bedrooms plus home office.



Upgraded specification throughout.



Semi-detached single garage with driveway and electric charging point.



Beautifully presented south-east facing rear garden.



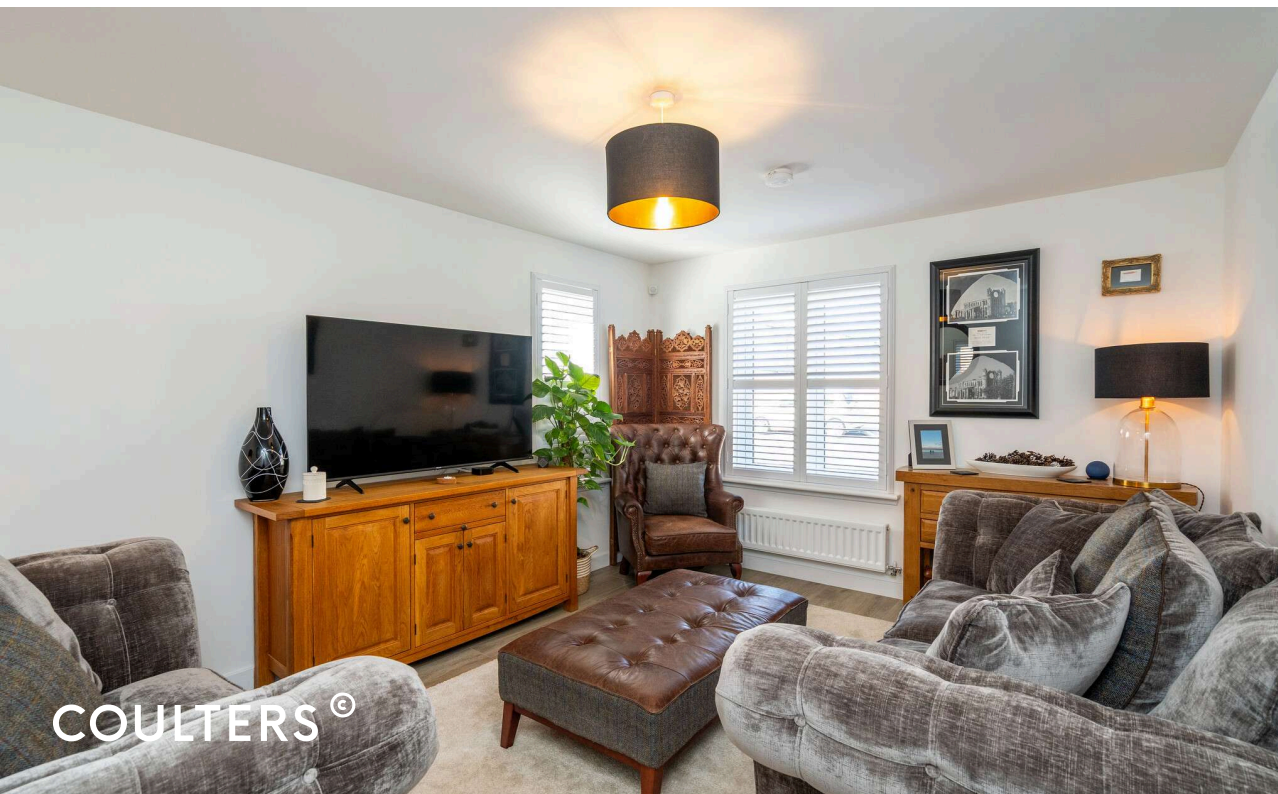
Within a short drive of the East Lothian coastline.



EPC Rating - B



Council Tax Band - F





The property has been thoughtfully designed to meet the demands of modern family life, with a spacious and versatile layout extending across two levels. At the heart of the home is a bright and well-appointed dining kitchen, complete with integrated appliances, ample space for family dining, and direct access to the south-east facing rear garden-ideal for indoor-outdoor living and entertaining. A separate utility room is conveniently located off the kitchen, providing practical additional workspace and storage.





MORE INFORMATION

The ground floor also features a generous sitting room, a separate study/home office, offering a flexible space for remote working or quiet retreat and a WC. Upstairs, the accommodation comprises four double bedrooms, two of which benefit from en-suite shower rooms. The principal bedroom further impresses with a stylish walk-in wardrobe, providing excellent space for storage alongside its private en-suite.

Externally, the property enjoys landscaped front and rear gardens, with the rear garden offering a secure and sunny setting with a number of seating areas including . A semi-detached single garage and private driveway provide ample off-street parking and include an electric vehicle charging point.

EXTRAS

All blinds, light fittings, fitted flooring, and integrated appliances are included in the sale price. Note all three televisions and dome in the garden are not included in the sale. The storage units in the walk-in wardrobe are available by separate negotiation.

The development has a property factor appointed; however, formal responsibility for the maintenance of communal areas remains with the housebuilder at this stage, as the development is still under their management







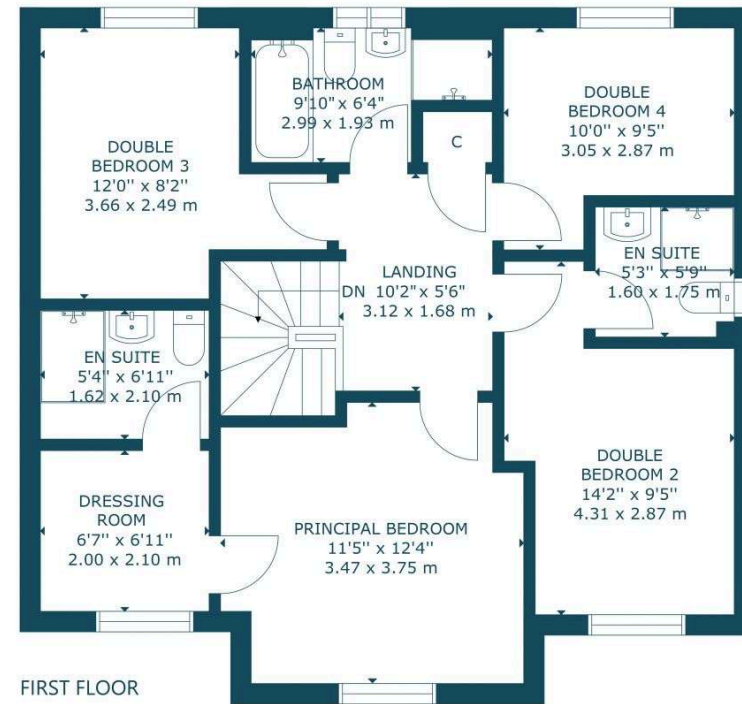
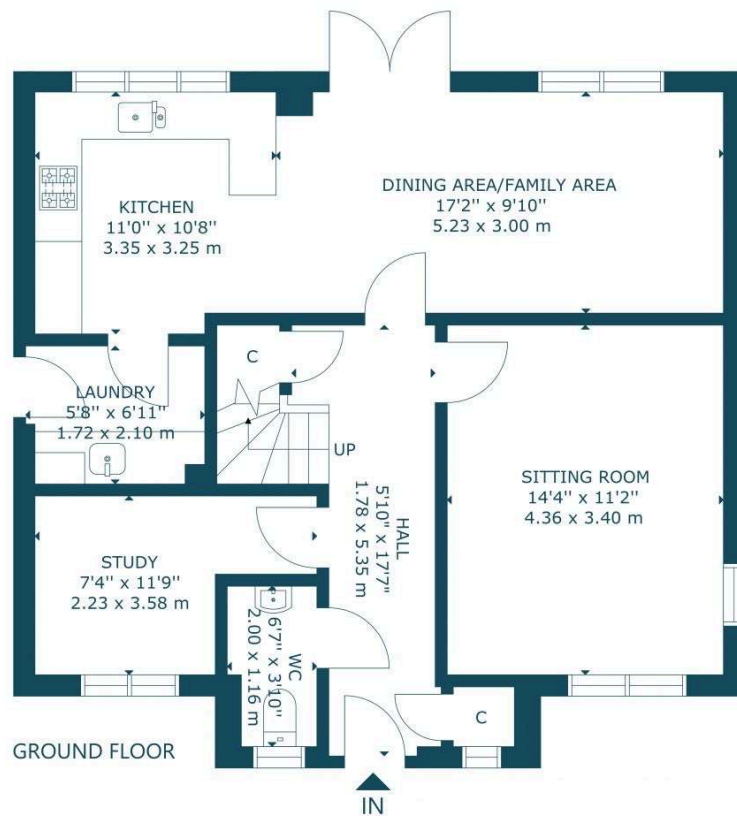
THE LOCAL AREA

Whitecraig is a peaceful and increasingly popular village located on the outskirts of Musselburgh in East Lothian, offering the perfect balance between semi-rural tranquillity and convenient access to nearby towns and the city centre. Surrounded by open countryside and situated close to East Lothian coastline, the area appeals to families, professionals, and commuters seeking a quieter lifestyle without compromising on connectivity.

Musselburgh is just a short drive away, providing a wide range of amenities including supermarkets, independent shops, cafés, restaurants, and leisure facilities, as well as well-regarded primary and secondary schools. For commuters, Whitecraig is ideally positioned with easy access to the A1, City Bypass, and Edinburgh's wider road network. Regular bus services connect the village to Musselburgh, Edinburgh, and surrounding areas, while nearby train stations at Musselburgh and Wallyford offer quick rail links into Edinburgh city centre.

The area also benefits from proximity to a number of outdoor attractions and green spaces, including the River Esk Walkway, Newhailes Estate, and the many golf courses and beaches that define East Lothian's coastal charm. With its blend of countryside setting and modern convenience, Whitecraig offers an exceptional quality of life within easy reach of the capital.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1464 SQ FT / 136 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.