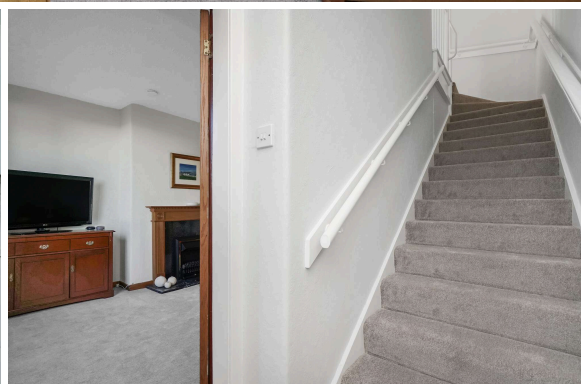




53 Whitecraig Crescent  
WHITECRAIG | EH21 8NQ

  
**warners**  
solicitors & estate agents





## 53 Whitecraig Crescent

WHITECRAIG | EH21 8NQ

Set on a quiet street - overlooking the green in the heart of Whitecraig, moments from Musselburgh, excellent amenities, quick transport links and vast open green spaces is this spacious terraced house. Boasting a wide driveway, private gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and feature fireplace, a contemporary dining kitchen with a useful W/C and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms (one with built-in mirrored wardrobe and deep storage cupboard) and the house is completed by a stylish shower room. Externally the secluded, fully enclosed South facing rear garden is mainly laid to lawn.

- Terraced house in the heart of Whitecraig
- Close to Musselburgh and quick transport links
- Private gardens and driveway
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two double bedrooms
- Stylish shower room

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



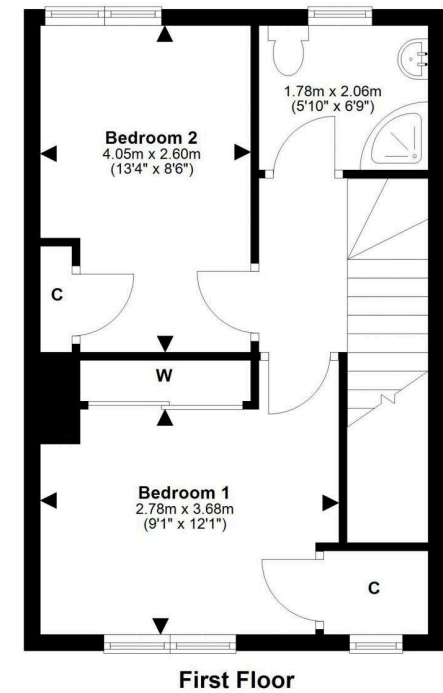
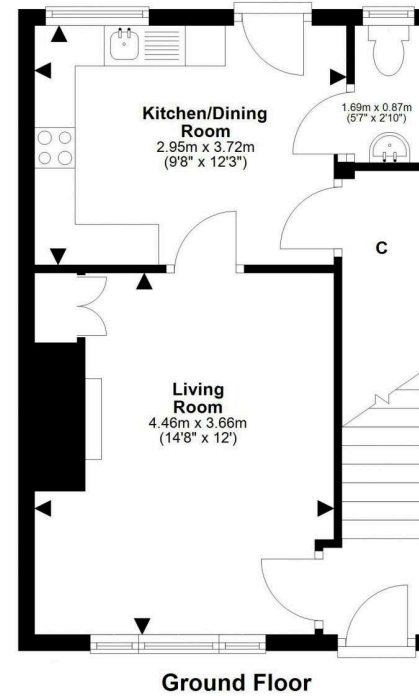
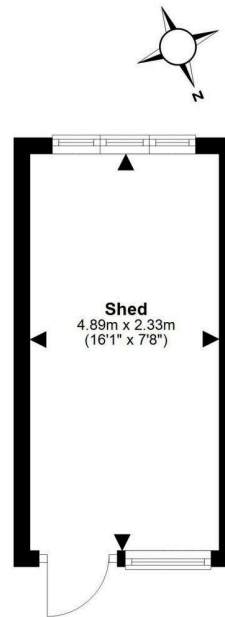
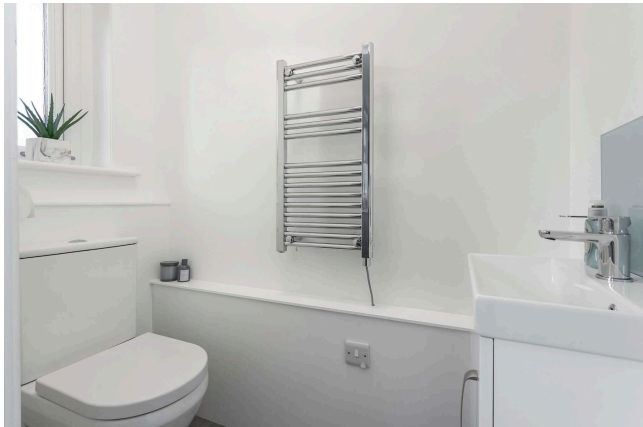
The subjects are located in the East Lothian rural village of Whitecraig which lies on the outskirts of Musselburgh. The property is well positioned to take advantage of a good range of shopping outlets, mainly small specialist shops serving the local community as well as a Post Office within the village. Further shops, banks and postal services can be found in Musselburgh itself, where there is an extensive range of leisure and recreational amenities. Schooling is well represented within the vicinity including a brand new Whitecraig Primary School opened recently. An efficient public transport network is on hand which operates to and from Edinburgh and to surrounding areas and there is access to the Edinburgh bypass, the main A road network and motorways

Energy rating C, Council tax band B. There is no factor associated with this property.

Extras included in this sale will be all curtains, blinds, integrated hob, oven, fridge, free standing washing machine and freezer. Other items of furniture can be available with separate negotiation.







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.