










Offers Over  
**£210,000**

## 124 Craighall Drive

Musselburgh | East Lothian | EH21 8FN

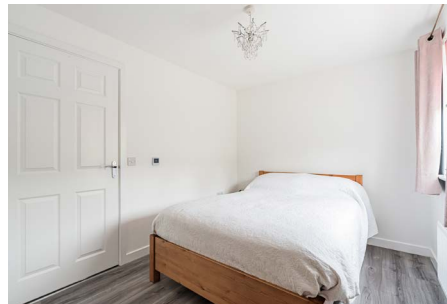
An excellent opportunity has arisen to purchase this immaculate, beautifully presented terraced villa with private gardens, pleasantly situated in a modern development within the sought after district of Musselburgh, close to excellent amenities and fantastic transport links. In move-in condition the property would ideally suit the young professionals or young families.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Garden
-  On-street parking
-  EPC Rating – B
-  Council Tax Band – D



## Description

In brief the accommodation comprises; welcoming entrance hallway, spacious and bright reception room, modern fitted breakfasting kitchen with door providing direct access to the rear garden, useful downstairs WC, light and airy principal bedroom, second well proportioned bedroom and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob.

## Gardens and Driveway

To the front lies a neat area of lawn. To the rear of the property lies a fully enclosed garden mainly laid to lawn and bordered by a timber fence. Ample on-street parking can be found to the side of the property. A factoring fee is made payable to RMG for the upkeep of the communal grounds of approximately £11 per month.

## Viewing

By appointment with Neilsons on 0131 625 2222.



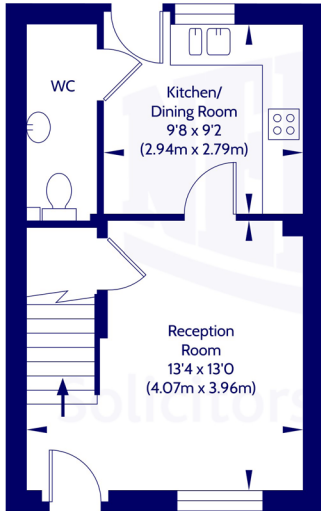


## Location

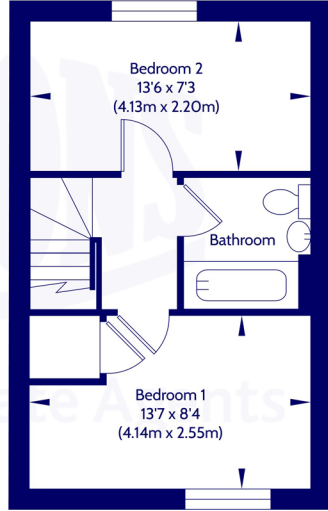
Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. There are frequent public transport services which runs to Edinburgh City Centre and the city by-pass is close at hand linking to the main motorways.



Approx. Gross Internal Floor Area 56 Sq M / 608 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

