



15 Craighall Drive  
MUSSELBURGH | EH21 8FL

  
**warners**  
solicitors & estate agents



## 15 Craighall Drive

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Situated on the popular Craighall Drive in Musselburgh, this beautifully presented **three-bedroom mid-terraced townhouse** offers spacious and versatile accommodation, making it an ideal home for families, professionals, or first-time buyers.

The ground floor comprises a bright and welcoming living room, perfect for relaxing or entertaining, a modern fitted kitchen with ample storage and workspace, and a convenient downstairs WC. On the first floor are two well-proportioned double bedrooms and a stylish family bathroom, offering comfortable accommodation for family members or guests. Occupying the entire second floor, the generous principal bedroom provides a peaceful retreat and benefits from a private en-suite shower room, creating a luxurious master suite with excellent privacy.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and relaxing, while parking is available to the rear of the property.

- Three bedroom mid terraced townhouse
- Fully enclosed rear garden
- Offstreet parking
- Excellent transport links
- Close to local amenities
- Double glazing and gas central heating

Fees payable to factor, RMG Scotland, approx. £10 per month.

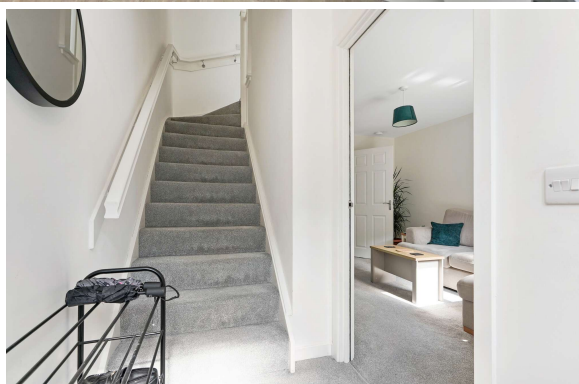
Energy Rating B, Council Tax D.

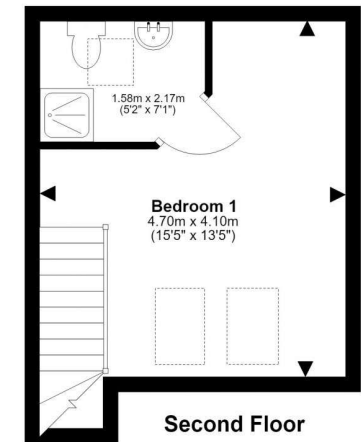
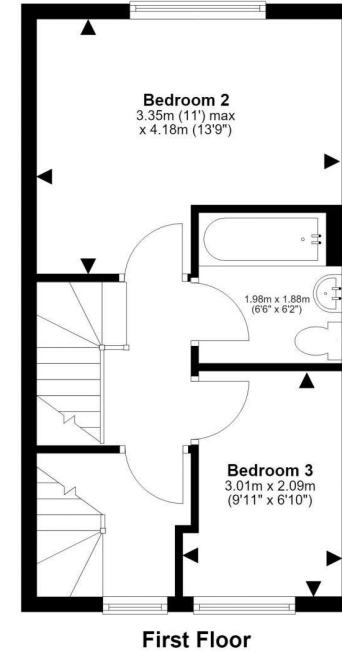
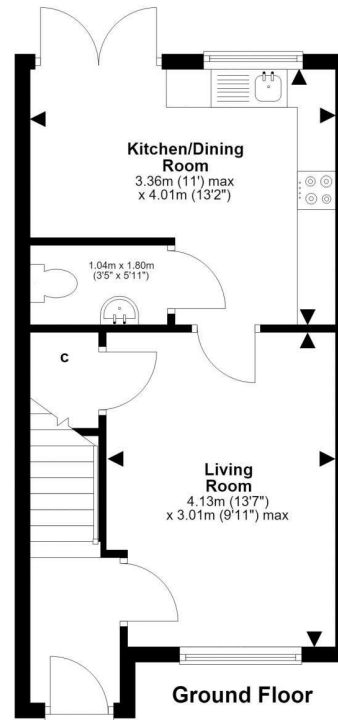
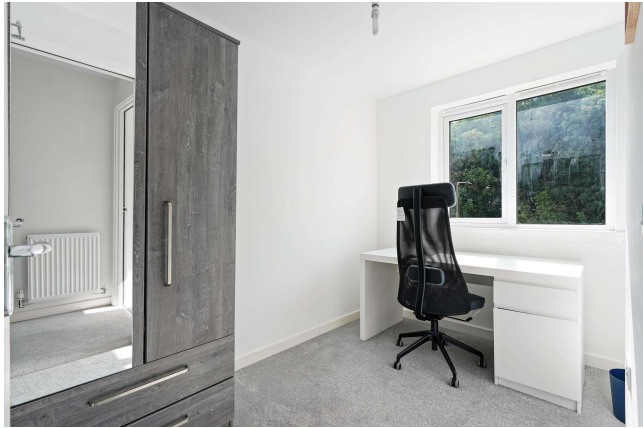
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Included in the sale will be the curtains, TV bracket, coat hooks, light fittings, and integrated fridge freezer, oven and dishwasher.

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 Extra store. Further shopping is available nearby at Asda, The Jewel and 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. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.





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.