



7 Carberry Court
WHITECRAIG | EH21 8PH


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Warners are delighted to present this extremely well-presented two-bedroom end terraced home. The property has private enclosed gardens to the front and rear and occupies a quiet setting within a mature residential development located in the village of Whitecraig, East Lothian.

This impressive property provides well presented, modern, comfortable and bright living space over two levels, and would make an ideal home for a couple or small family. The property further benefits from a large box room, gas central heating, double glazing, residents parking to the rear and there is excellent storage in both the hallway and attic. Early viewing is highly recommended to avoid missing out! The property comprises an entrance hall with two storage cupboards, a cosy living room with gas fire, a fully fitted dining kitchen that currently comprises a fridge/freezer, gas hob, oven and fan, dishwasher, washing machine and boiler cupboard, there is also a utility room with a handy downstairs WC and access out to the rear garden. Upstairs there are two well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

- Welcoming hallway with storage
- Fully fitted Dining-kitchen with access out to the rear garden
- Cosy living room with gas fireplace
- Bathroom with shower over the bath and a heated towel rail
- Downstairs WC and utility room
- Two well-proportioned bedrooms
- Large Box room and floored Attic
- Gas central heating & double glazing
- Residents parking to rear plus unrestricted street parking
- Private front and rear gardens

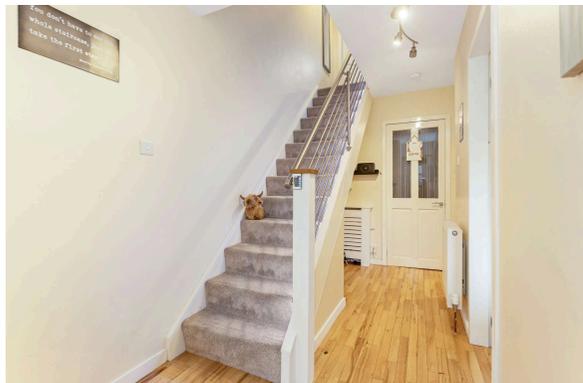
Council Tax Band: C Energy Rating: C

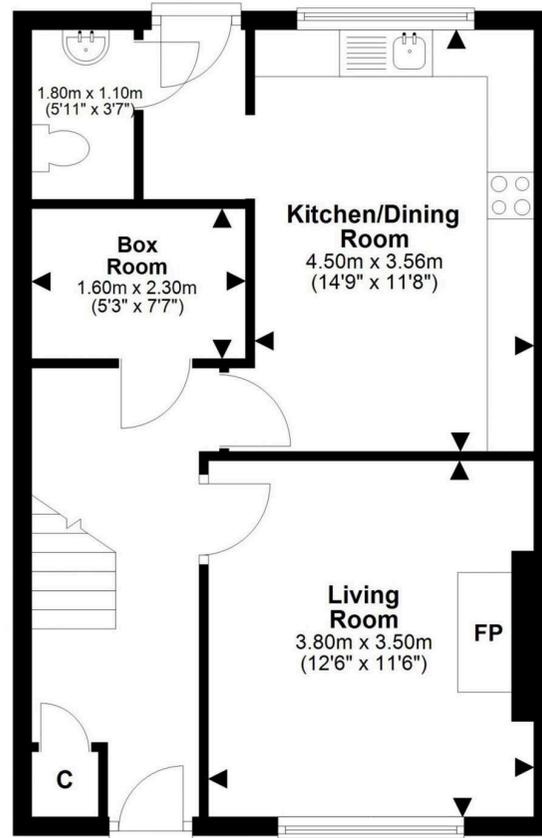
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



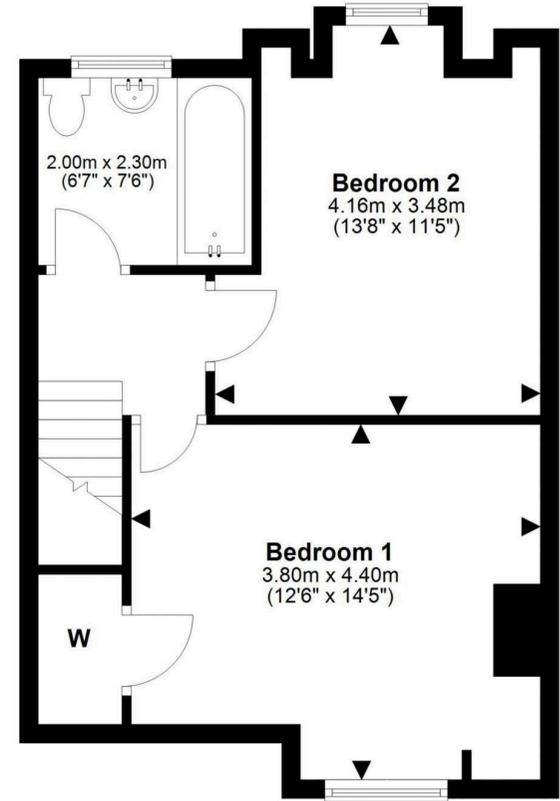
All fixtures, fittings, blinds, curtain poles, integrated kitchen appliances, dishwasher, washing machine and fridge/freezer are included in the sale. Please be advised that the shed and the freezer in the toilet is not included in the sale.

The subjects are located in the East Lothian town of Whitecraig, which lies on the outskirts of Musselburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. 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. 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.





Ground Floor



First Floor



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.