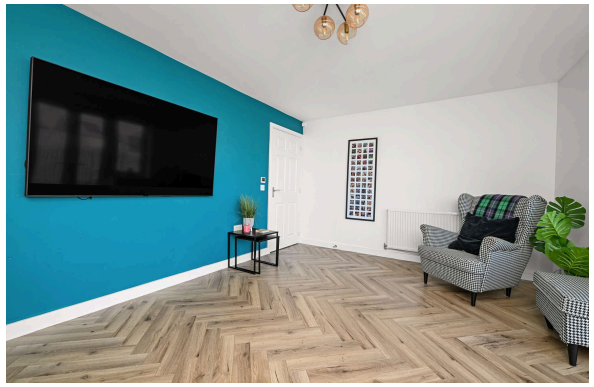
13 Craighall Avenue

MUSSELBURGH | EAST LOTHIAN| EH21 8FP

warners
solicitors & estate agents



13 Craighall Avenue

MUSSELBURGH | EAST LOTHIAN| EH21 8FP

Stylishly presented 4/5 bedroom detached villa offering spacious and flexible accommodation and and forming part of an exclusive development with well-maintained front and large rear garden grounds. A welcoming entrance hall gives access throughout the ground floor, including a convenient WC. A spacious and bright rear-facing lounge features French doors to the large rear garden whilst to the front, a further room offering an ideal dining/sitting/playroom or additional bedroom. Completing the ground level, the modern dining/kitchen is fitted with floor and wall units and integrated appliances.

On the upper floor, a generously sized principal bedroom with fitted mirrored wardrobes is set to the front with an en-suite shower room with large cubicle and mains shower, whilst three further bedrooms are set to the rear. Completing the accommodation is the family bathroom with three piece suite. There is fantastic storage options throughout, gas central heating and double glazing and a driveway and garage.

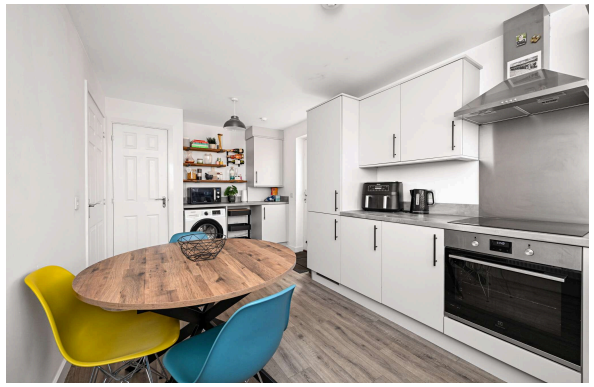
- Detached home with driveway and integral garage
- Bright lounge and contemporary kitchen
- Dining room or 5th bedroom
- Four double bedrooms and two bathrooms
- Large garden grounds.

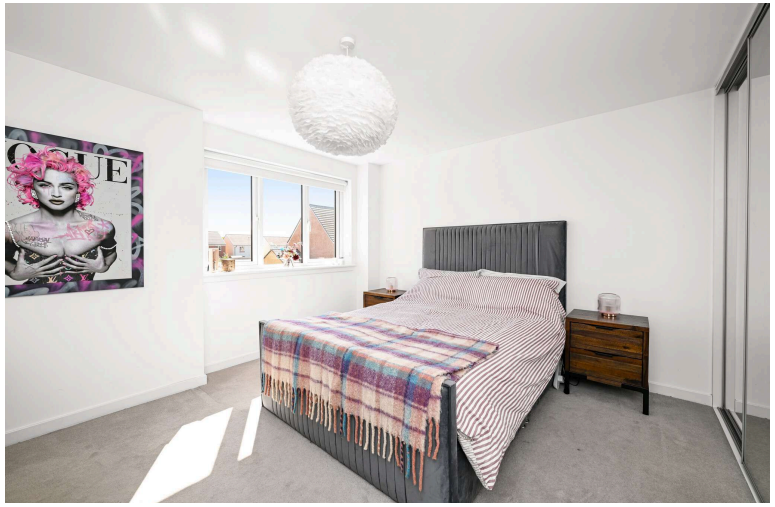
Energy Rating B. Council Tax D.
Factor payable to RMG approx £80 per year .

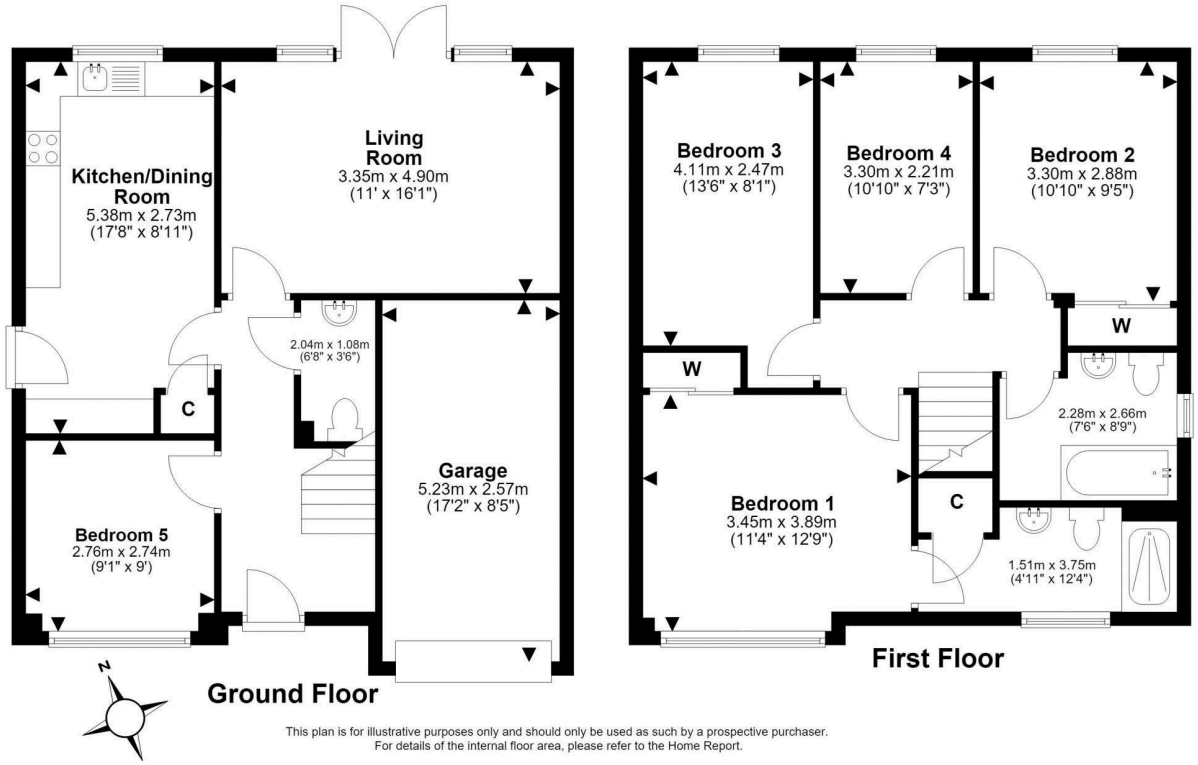
All fittings, fixtures, integrated kitchen appliances, washing machine, light fittings and blinds will be included in the sale. TV brackets are excluded from the sale.

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

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.