



147 Craighall Drive

Musselburgh, EH21 8FL



VMH ESTATE AGENTS



Bright and beautifully presented modern three-bedroom, two-bathroom terraced home

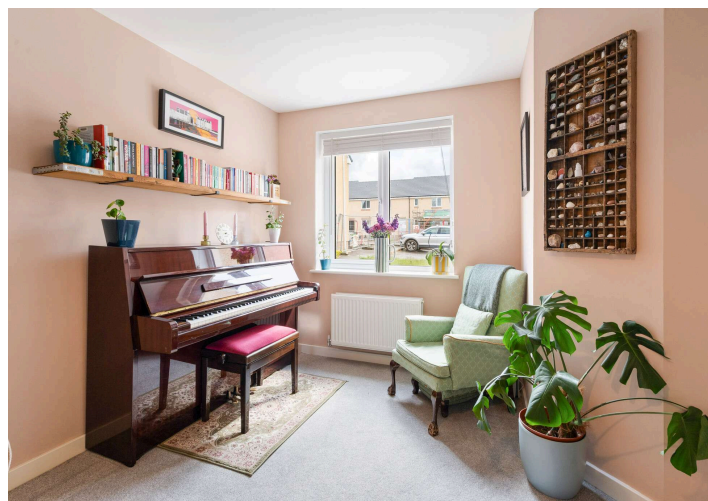
- Spacious sitting room
- Modern kitchen/dining room
- Principal bedroom with en-suite
- Two further bedrooms
- Family bathroom & separate WC
- Solar panels
- Unrestricted on-street parking
- Fully enclosed rear garden
- Excellent commuter links to Edinburgh
- Double glazing & gas central heating

Offers Over:

£255,000



Further information can be found in the home report.



About the Property

Bright and beautifully presented terraced house with three versatile bedrooms and two bathrooms, enjoying a sunny open aspect to the front with private rear garden, an ideal home for a first-time buyer or a small family.

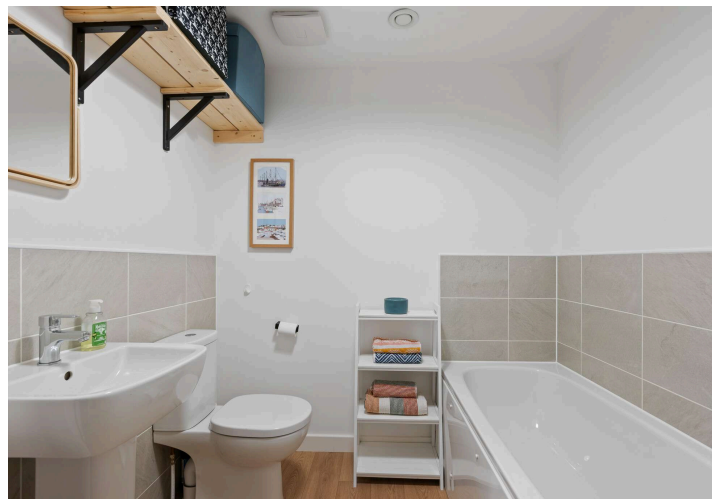
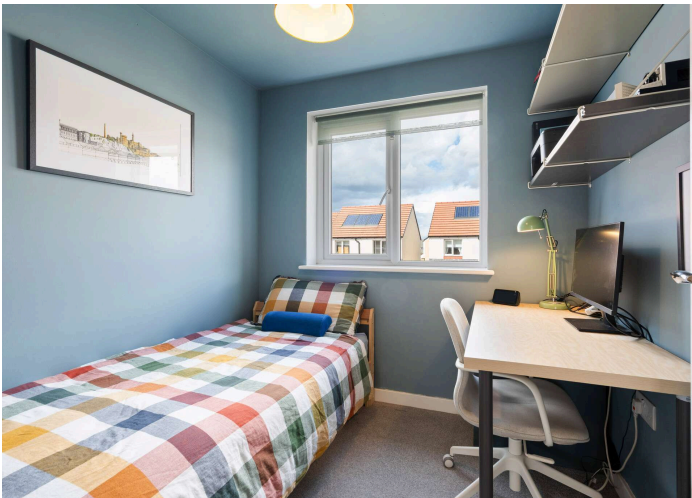
In addition there is gas central heating, double glazing, solar panels and a partially floored attic for additional storage.

Conveniently positioned, close to the A1 and excellent transport links, this established modern development further benefits include unrestricted on-street parking.

Extras

All fitted floor coverings, blinds, light fittings, integrated appliances - oven, gas hob & extractor hood and garden shed are included in the sale price. Please note, shelves in sitting room, kitchen & bedroom 2 are not included in the sale along with radiator cover in bedroom 2.





📍 Location

Musselburgh is a thriving town steeped in history. The High Street has a mix of local shops, restaurants and banks. There is a variety of sporting and leisure amenities including the Musselburgh Golf and Race Courses. Although located approximately 6 miles to the east of Edinburgh city centre, there are regular train services from Musselburgh which takes approximately 8 minutes to Waverley Station. Musselburgh Station and Queen Margaret's new campus is within walking distance and the shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops including a Marks & Spencer store. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh Airport, the wonderful coastal and leisure facilities along the east coast and motorway links to the rest of the country. Musselburgh provides schools in both the state and private sector.

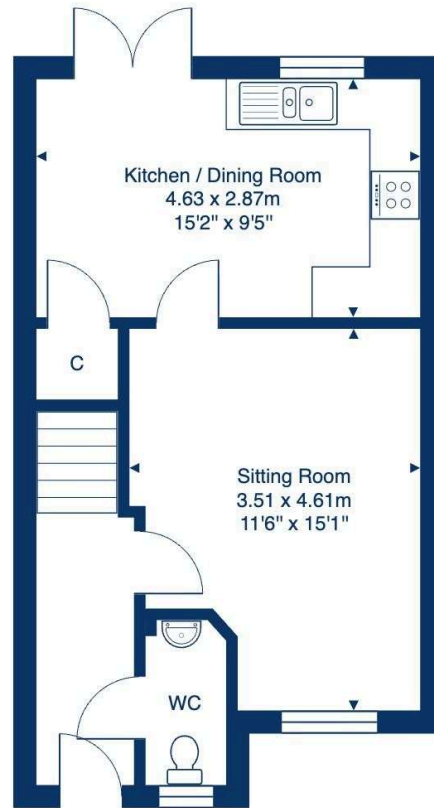
🏠 Management

Factoring fee for the upkeep of the communal grounds of approximately £90-100 per annum.

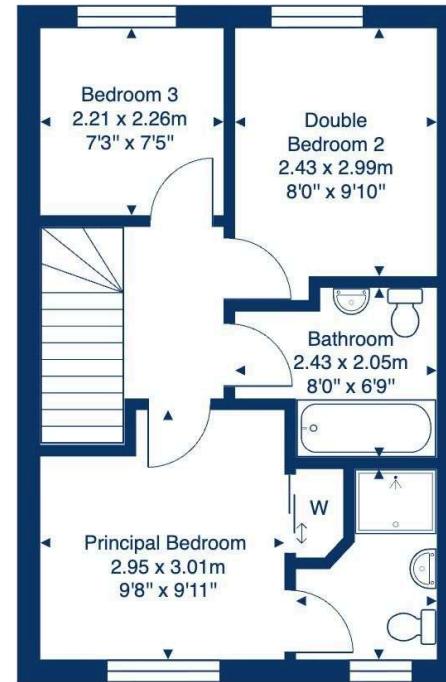


Floor Plan

147 Craighall Drive, Musselburgh, EH21 8FL



Ground Floor



First Floor

Total Area: 73.8 m² ... 794 ft²

All measurements are approximate and for display purposes only.





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