

KILGOUR

PROPERTY



**9 Deantown Drive, Whitecraig,
Musselburgh, EH21 8NS**





- Living Room
- Kitchen/Dining Room
- Utility Room
- 2 Bedrooms
- Attic Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Private Driveway
- Council Tax – Band C
- EPC –Band D

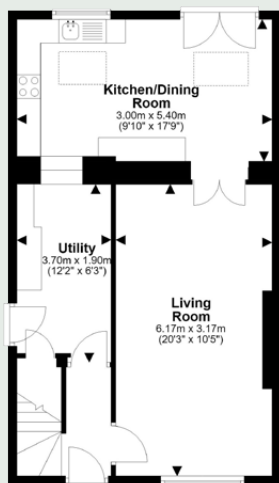
Viewing by appointment through selling agent on 0131 273 5233

Description

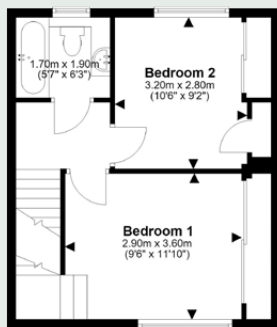
Nestled within a sought-after residential location, this well-presented two-bedroom extended end-terraced home offers spacious and versatile accommodation ideally suited to first-time buyers, growing families, and downsizers alike. The property benefits from a welcoming entrance hallway leading to a bright and generously proportioned living room, providing an excellent space for both relaxing and entertaining. The adjoining kitchen/Dining Room and Utility Room offers ample storage and workspace, with access to the rear garden. Upstairs, on the first floor there are two well-proportioned bedrooms and a family bathroom, and on the second floor a converted attic providing excellent storage space, thoughtfully arranged to provide comfortable everyday living. Externally, the property enjoys the advantages of a private driveway, providing convenient off-street parking, together with private front and rear gardens. The enclosed rear garden offers an ideal outdoor space for families, pets, and summer entertaining. Conveniently located close to a range of local amenities, schools, transport links, and recreational facilities, this attractive home represents an excellent opportunity for a wide variety of purchasers.

Location

Whitecraig is an established residential village located just two miles south of Musselburgh, conveniently positioned near the A1, offering excellent commuting options and regular public transport from its main street. Nestled within Edinburgh's green belt, the area is surrounded by open countryside with scenic walkways and cycle paths. Nearby, Fort Kinnaird and Straiton retail parks provide a variety of popular high-street stores, while Musselburgh caters to more local shopping needs and amenities. The town boasts a vibrant selection of restaurants and cafes as well as Musselburgh Racecourse and a sports centre with a swimming pool, several golf courses, and enjoyable walking routes around the harbour and along the River Esk.



Ground Floor



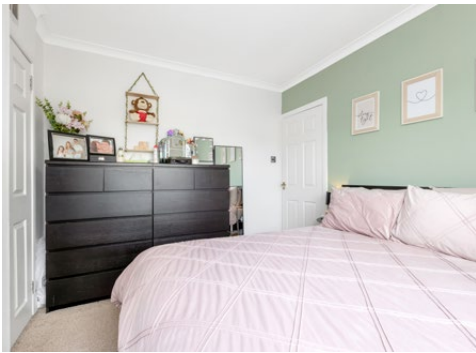
First Floor



Second Floor

Living Room	20'3 X 10'5	6.17m x 3.17m
Kitchen/Dining Room	9'10 x 17'9	3.00m x 5.40m
Utility Room	12'2 x 6'3	3.70m x 1.90m
Bedroom 1	9'6 x 11'10	2.90m x 3.60m
Bedroom 2	10'6 x 9'2	3.20m x 2.80m
Storage Room	11'2 x 14'9	3.40m x 4.50m
Bathroom	5'7 x 6'3	1.70m x 1.90m







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PrimeLocation

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