McEwan Fraser Legal
Solicitors & Estate Agents

3 Craighall Avenue

MUSSELBURGH, EH21 8FP



A bright and spacious three-bedroom terraced home offering a superb dining kitchen, principal bedroom with en-suite, private enclosed garden and excellent energy-efficient features



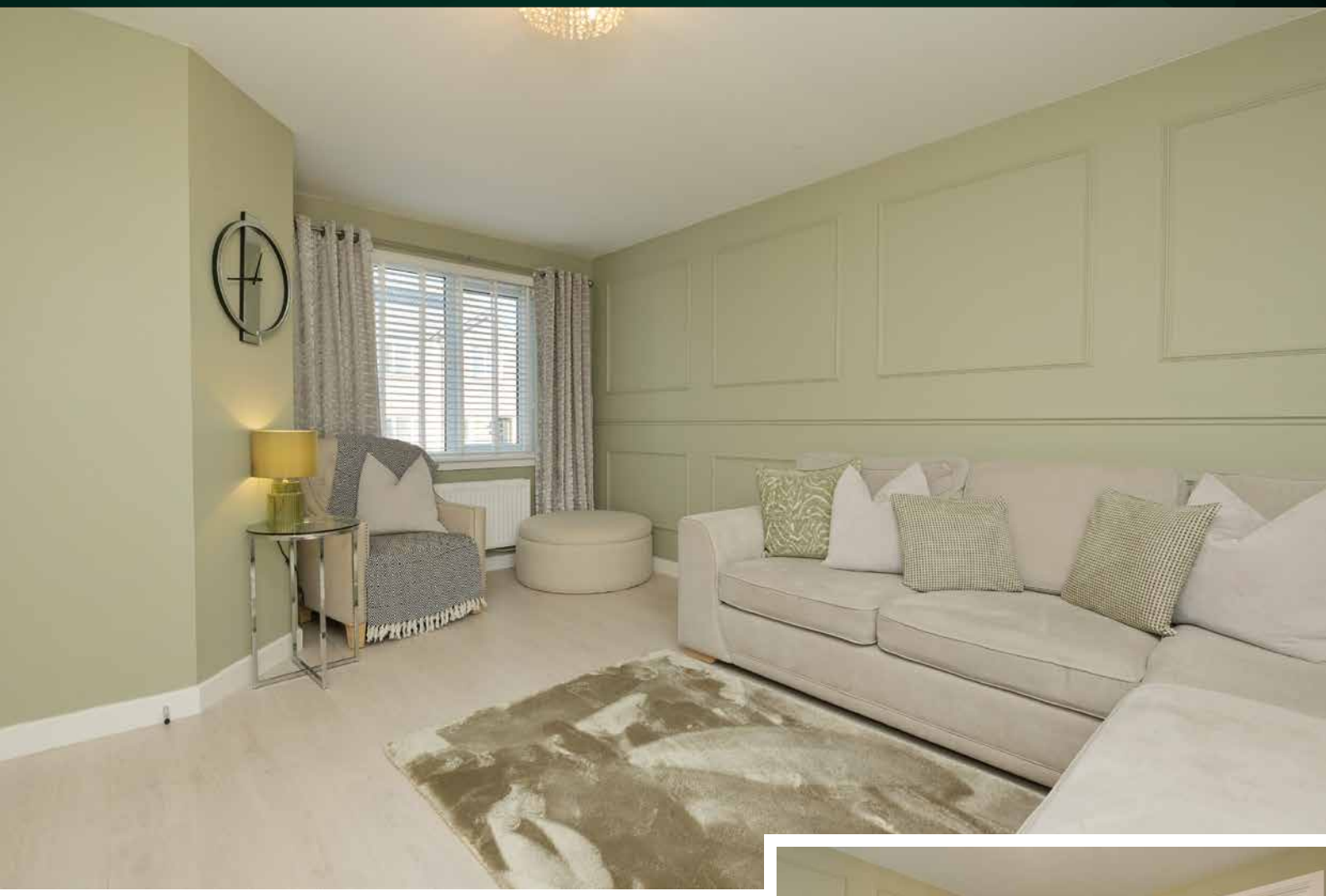
0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this bright, spacious three-bedroom mid-terraced house, quietly positioned within an attractive modern development and offering well-proportioned accommodation, excellent outdoor space, and ample parking. Presented in good order throughout, the property would make an ideal home for first-time buyers, couples or a young family.

THE LIVING ROOM

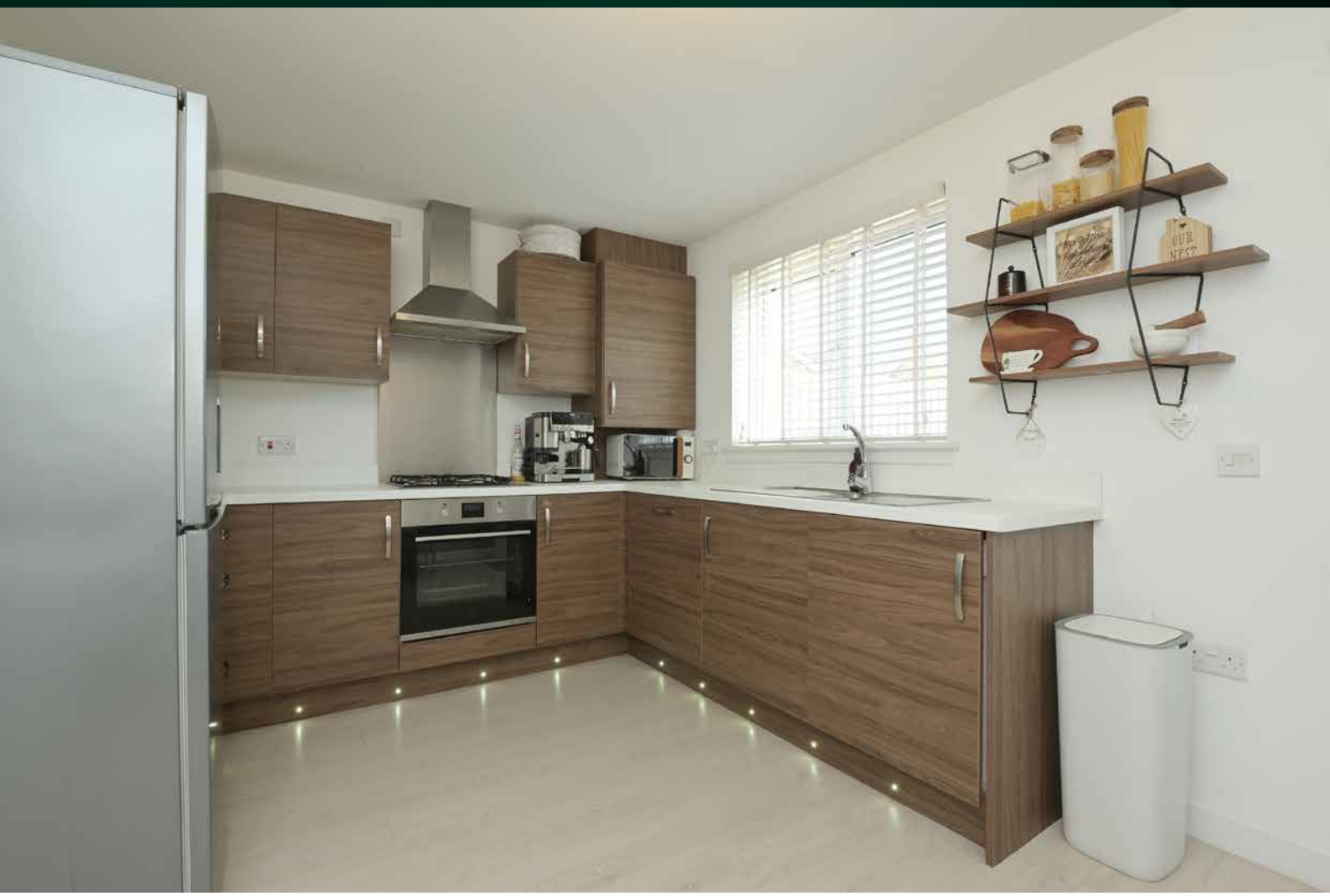






The ground-floor accommodation centres on a generous living room, offering plenty of space for a range of furniture configurations.

THE KITCHEN/DINER



To the rear, the spacious dining kitchen is fitted with an excellent range of base and wall-mounted units and provides ample room for a dining table. Appliances include a fridge/freezer, gas hob, oven, dishwasher and washing machine, while the boiler is neatly housed within a dedicated cupboard. Patio doors open directly onto the rear garden, creating a natural extension of the living space during the warmer months. A useful ground-floor WC completes the accommodation on this level.











Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in storage and its own en-suite shower room, while the remaining bedrooms provide flexible accommodation suitable for children, guests or those looking to create a home office. The family bathroom completes the first floor and is fitted with a bath, WC and heated towel rail.

The property also benefits from gas central heating, double glazing and solar panels, helping improve the home's overall energy efficiency and potentially reduce ongoing energy costs.

THE BATHROOM



BEDROOM 1



The principal bedroom benefits from built-in storage and its own en-suite shower room





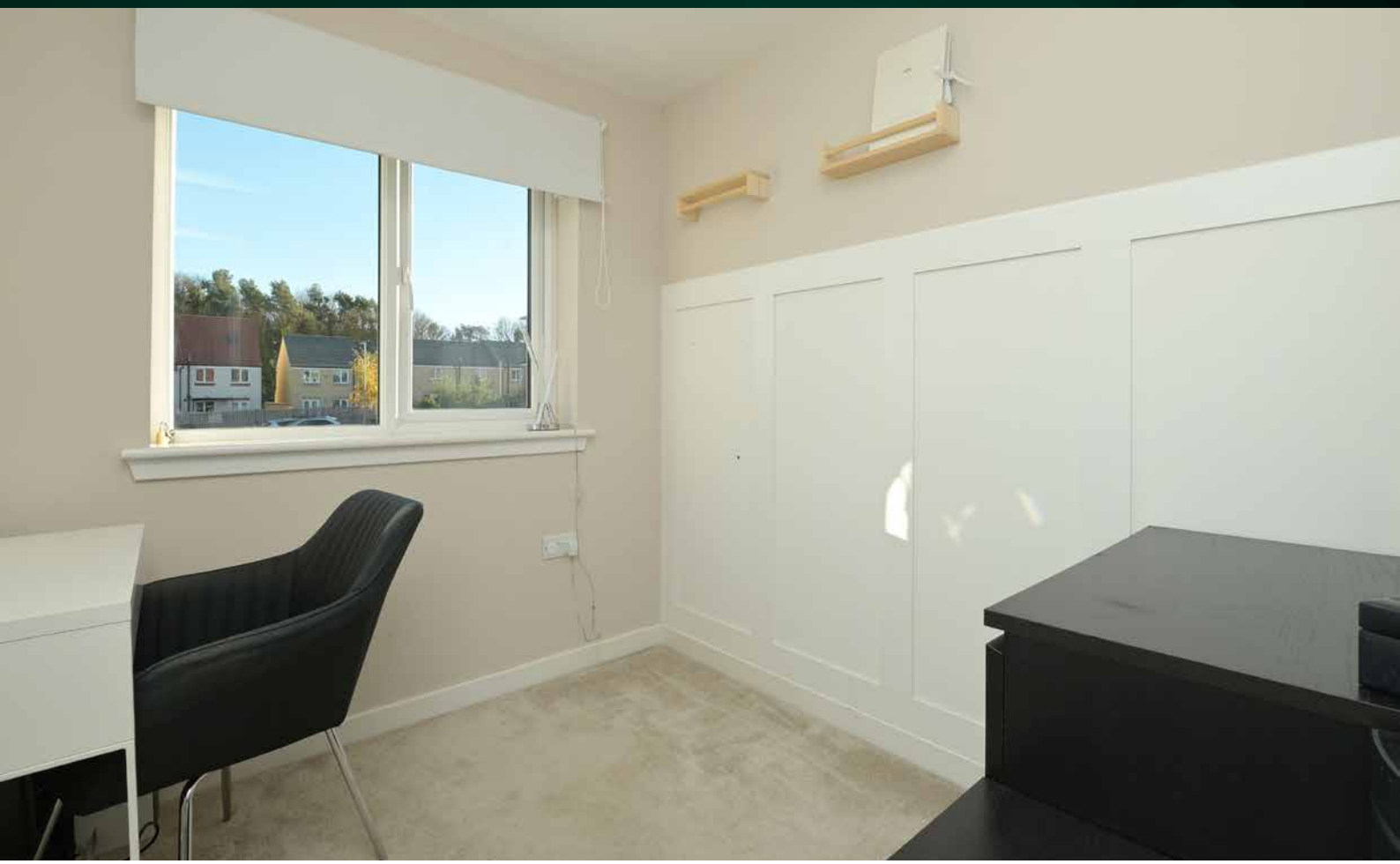


BEDROOM 2





BEDROOM 3





Externally, one of the property's real strengths is the good-sized, fully enclosed rear garden. Designed for ease of maintenance, the garden features an attractive combination of artificial grass and decking, creating a versatile outdoor space that is ideal for children, pets, entertaining or simply relaxing in the better weather. A useful garden shed provides additional storage, while ample parking is also available within the development.

Combining generous accommodation, a private garden, energy-efficient features, and a quiet position with convenient access to the town's varied amenities and the A1, this excellent modern home should appeal to a broad range of buyers.

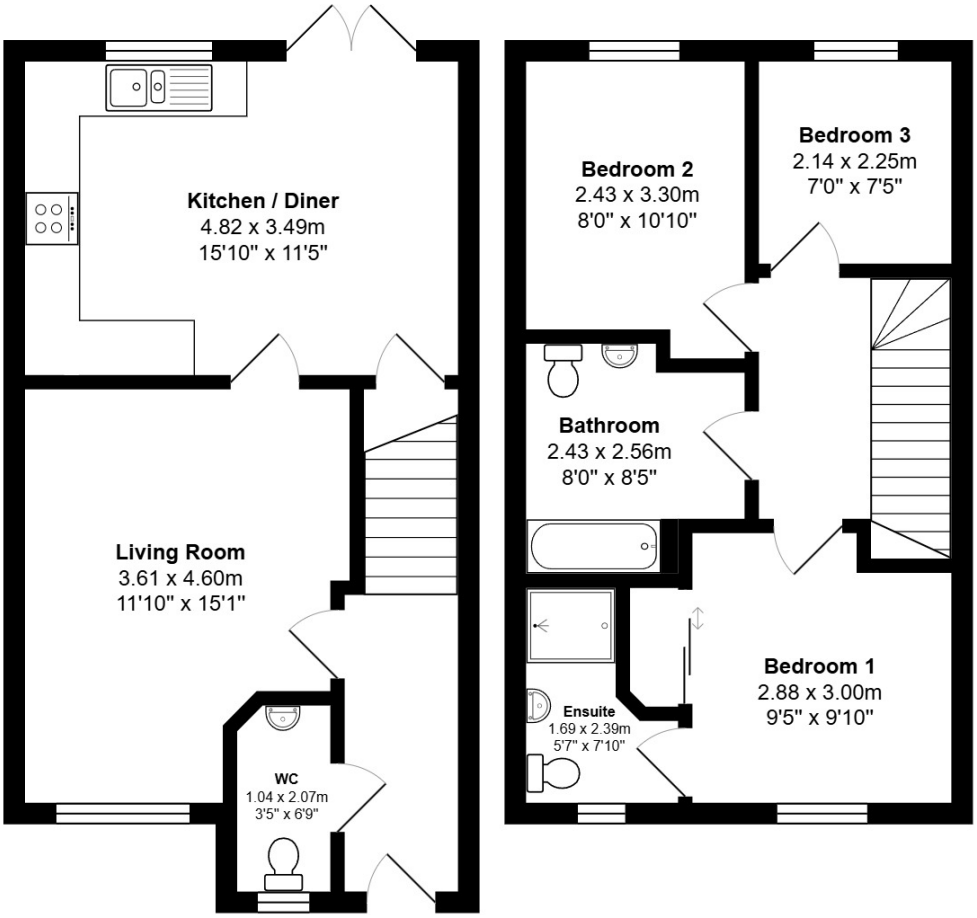
EXETERNALS





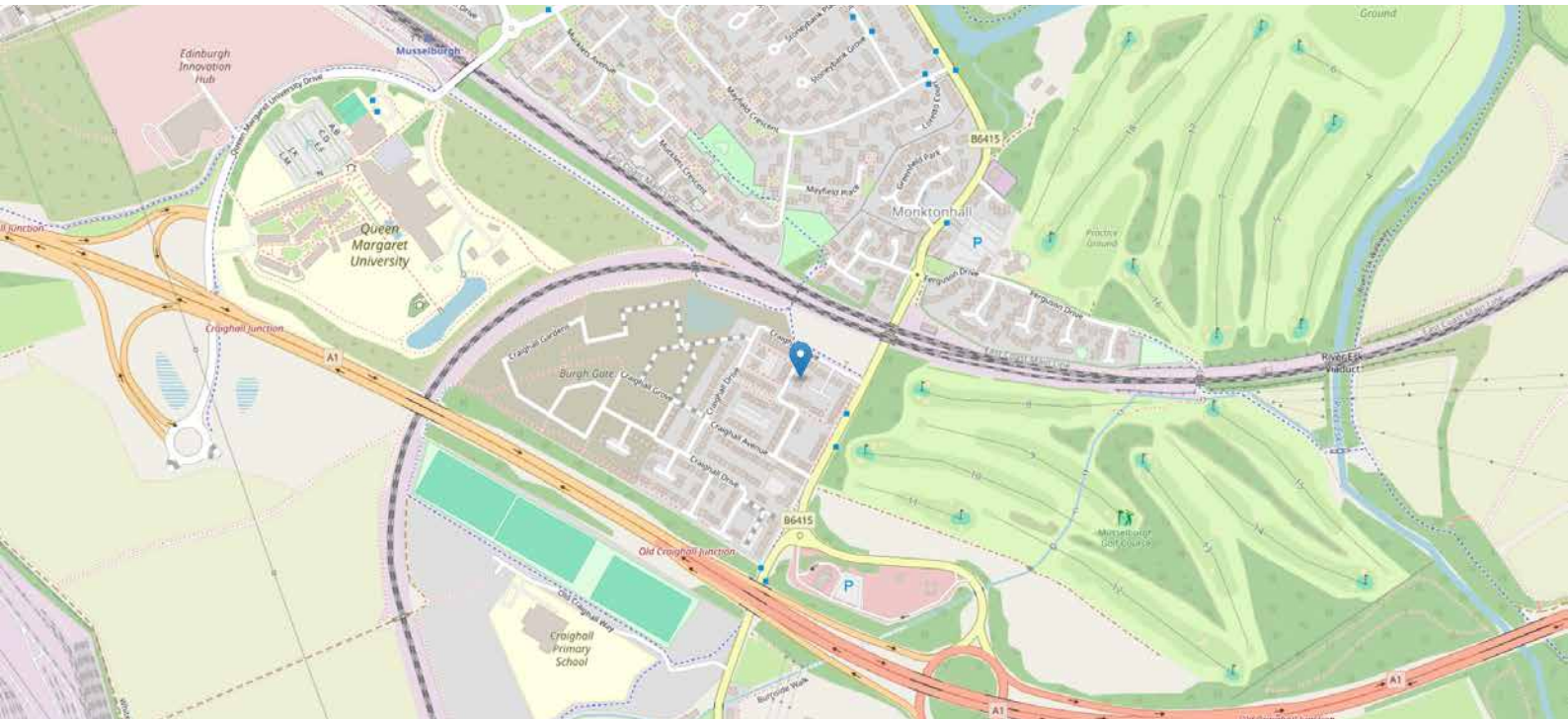


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 74m^2 | EPC Rating: B



THE LOCATION

Craighall Avenue forms part of an attractive modern development on the outskirts of Musselburgh, offering an excellent balance between contemporary residential living, convenient access to local amenities and strong transport connections into Edinburgh and throughout East Lothian.







Musselburgh provides an extensive range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities. The town is particularly well known for its attractive coastline, historic harbour and extensive recreational opportunities, with Musselburgh Racecourse and several highly regarded golf courses nearby. Fort Kinnaird Retail Park is also within easy reach, providing an excellent selection of major retailers, restaurants and a multi-screen cinema.

The area is well placed for families, with a good selection of schooling available locally, while the surrounding East Lothian countryside and coastline provide plenty of opportunities for walking, cycling and outdoor pursuits. The nearby towns and villages of East Lothian offer further amenities, beaches, golf courses and leisure opportunities.

For commuters, the location is particularly convenient. Excellent road connections provide straightforward access to the A1, Edinburgh City Bypass and wider motorway network, while regular bus services connect Musselburgh with Edinburgh and surrounding areas. Rail services from Musselburgh and nearby Wallyford provide fast connections into Edinburgh city centre, making Craighall Avenue an excellent base for those looking to combine modern suburban living with easy access to the capital.











McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR
THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.