

OFFERS OVER £185,000

11 The Lane
Whitecraig, EH21 8NU

drummondmiller
Solicitors & Estate Agents



- 2 Bed end terrace house with garage
- Spacious living/dining room
- Fitted kitchen with ample storage
- Gas central heating and double glazing throughout
- Located in an established residential area close to schools, shops, and sports facilities
- EPC C

Description

This well-proportioned two-bedroom end-terraced villa, dating from the 1950s, offers comfortable accommodation across two levels and is well suited to first-time buyers, small families, or investors.

Notably, the property is unique in that it sits on a sizeable plot, offering significant potential for further development or extension (subject to the necessary consents), making it an especially appealing opportunity.

The ground floor comprises an entrance hallway leading to a bright living room and a functional kitchen. Upstairs, the property features two bedrooms and a shower room with WC, providing practical accommodation for everyday living.

With a gross internal floor area of approximately 65 sq m, this home presents a great opportunity for those seeking a property with potential in a well-established residential setting.





Central Heating and double glazing

There is gas central heating, alongside double-glazed windows throughout.

Garden and parking

The home enjoys private gardens to the front and rear, offering excellent outdoor space for families, gardening, or entertaining. In addition, the property benefits from a garage which provides excellent additional storage space.

Location

Whitecraig is a highly sought-after residential area located in East Lothian, offering a peaceful and family-friendly environment while remaining well-connected to surrounding towns and cities. The area is known for its attractive suburban streets, green spaces, and sense of community.

Residents benefit from a range of local amenities, including shops, cafes, and leisure facilities, while excellent schools in the vicinity make it an ideal choice for families. Whitecraig also provides easy access to public transport links, including nearby train stations and bus routes, making commuting to Edinburgh or other parts of East Lothian straightforward.

For outdoor enthusiasts, the area is close to scenic countryside, parks, and golf courses, providing plenty of opportunities for recreation and relaxation. With its combination of convenience, community, and charm, Whitecraig continues to be a popular choice for homeowners seeking a balanced lifestyle.

Council Tax and EPC

It is in Council Tax band B and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £190,000, and a link to the Home Report is available from the ESPC website.

Viewing

By appointment with the Agent, telephone 0131 229 3399.

Extras

The sale price includes all fitted carpets, curtains, blinds and white goods.





11 THE LANE, MUSSELBURGH, EH21 8NU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 725 SQ FT / 67 SQ M
 GARAGE 190 SQ FT / 17 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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