

OFFERS OVER £195,000

48 Carberry Court
Whitecraig, EH21 8PJ

drummondmiller
Solicitors & Estate Agents



- Semi detached chalet style villa
- Hall, WC, Living room, conservatory
- Modern fitted kitchen
- Two double bedrooms
- Fully tiled shower room
- Gas central heating and double glazing
- Private gardens to front, side and rear. On street parking
- EPC Band D, Council tax band C

Description

This well-proportioned (96m sq) semi detached, 'chalet style' villa is presented in move in condition throughout. The property is in good decorative order and benefits from gas central heating and double glazing. The accommodation comprises an entrance hall with three storage cupboards, Livingroom with French doors to the conservatory, modern fitted kitchen with appliances and finally, a handy downstairs WC. Upstairs, there are two very generous double bedrooms, one with built in storage and a part tiled shower room with a two piece white suite and a separate walk in shower





Location

The small hamlet of Whitecraig is situated a little south of the A.1 and less than 2 miles away from the centre of Musselburgh. It is surrounded by open countryside bordering the River Esk and is within easy reach of East Lothian's fine sandy beaches. Whitecraig has developed in recent years through modern development and provides a quiet setting for commuters wishing to travel quickly and easily to Edinburgh City Centre (approximately 8 miles away). There are local facilities including a school, post office, takeaway, cycle routes and regular bus services. A wider range of facilities is available at neighbouring Dalkeith, Musselburgh and at Fort Kinnaird retail/leisure park.

Gardens & Parking

There are low maintenance gardens to both the front and rear of the property which are predominantly paved with a lawn to side as well as two wooden sheds. On street parking is readily available to the rear.

Extras

The fitted floor coverings, blinds, gas cooker, automatic washing machine, dishwasher and the two garden sheds are included within the sale price.

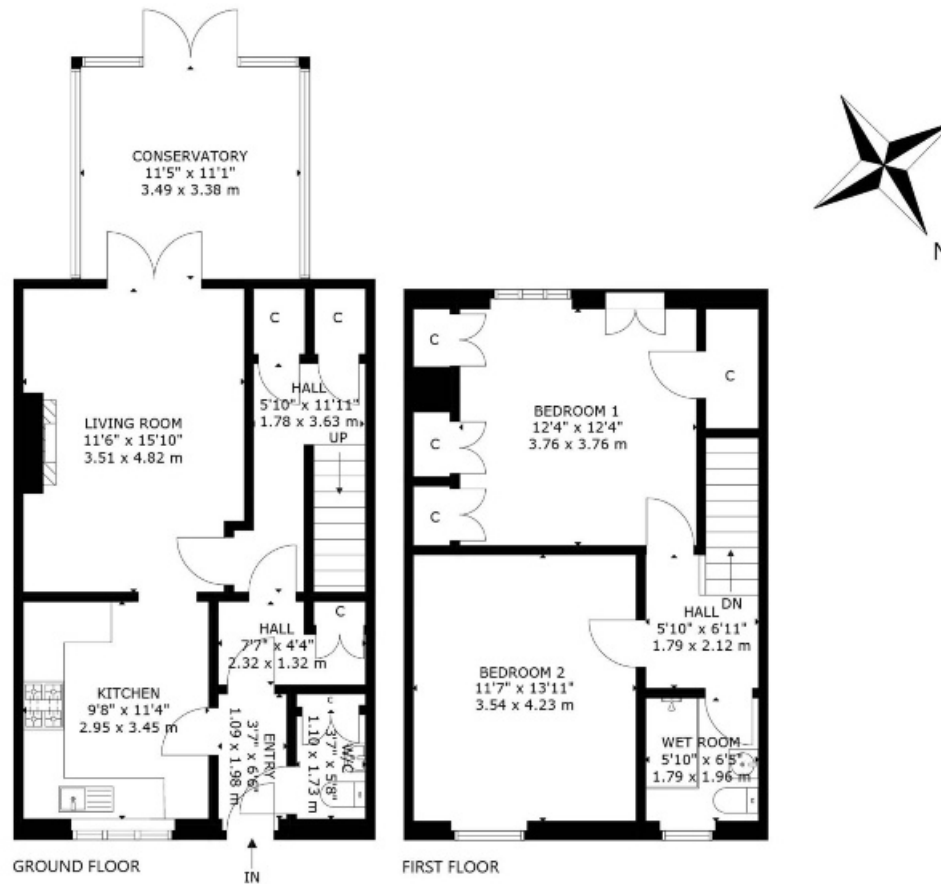
Home Report

The property has been valued by a surveyor at £200,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment via Agents 0131 665 3131





48 CARBERRY COURT, WHITECRAIG, EH21 8PJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,116 SQ FT / 103 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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