

CHAMPVRAIE

PROPERTY

13 Whitecraig Crescent, Whitecraig, Musselburgh, EH21 8NG



WELCOME TO 13 WHITECRAIG CRESCENT, WHITECRAIG, MUSSELBURGH, EH21 8NG

Welcome to 13 Whitecraig Crescent, Musselburgh, EH21 8NG – a beautifully presented two-bedroom ground floor flat offered in true walk-in condition. Perfectly suited to first-time buyers, downsizers or investors, this charming home combines modern interiors with excellent outdoor space in a popular residential location.

The property comprises two generous double bedrooms, a stylish family bathroom, a contemporary fitted kitchen, and a bright, welcoming living room, providing comfortable and practical accommodation throughout. Finished to a high standard, the home offers modern décor and is ready for its new owners to move straight in and enjoy.

Further benefits include gas central heating, ensuring warmth and energy efficiency all year round, while the private driveway provides convenient off-street parking.

To the rear, the property boasts a generous private garden, offering the perfect space for relaxing, entertaining, or enjoying outdoor family life. Whether you're hosting summer barbecues or simply unwinding after a busy day, this outdoor space is a real highlight.

Ideally located close to Whitecraig Primary School and within easy reach of local amenities, transport links and Musselburgh town centre, the property is perfectly positioned for families and commuters alike.

Offered for sale at offers over £150,000, this fantastic home represents an excellent opportunity to purchase a modern, move-in-ready property in a highly desirable location. Early viewing is highly recommended.



LOCATION

Whitecraig is a popular and well-established residential village on the western edge of Musselburgh, offering the perfect balance of peaceful suburban living and excellent connectivity. Highly regarded by families, professionals and retirees alike, the area boasts a welcoming community atmosphere while benefiting from an excellent range of local amenities.

At the heart of the village is the newly built Whitecraig Primary School, making the area particularly attractive to families with young children. Residents also enjoy easy access to local convenience stores, parks, healthcare facilities and recreational spaces, with Musselburgh town centre just a short drive away, providing a wider selection of supermarkets, cafés, restaurants and independent shops.

For commuters, Whitecraig is exceptionally well positioned. The nearby A1 offers quick access to Edinburgh City Centre, the City Bypass and East Lothian, while Wallyford and Musselburgh railway stations provide regular rail services to Edinburgh and beyond. Excellent local bus routes further enhance connectivity.

Outdoor enthusiasts are well catered for, with numerous walking and cycling routes nearby, as well as the beautiful East Lothian coastline, beaches and golf courses all within easy reach. Prestongrange Country Park, Newhailes Estate and Musselburgh Racecourse are also close by, offering a variety of leisure opportunities throughout the year.

Combining a peaceful residential setting with outstanding transport links, excellent schooling and convenient access to both Edinburgh and East Lothian's scenic coastline, Whitecraig continues to be one of the area's most desirable locations. Its strong sense of community and excellent amenities make it an ideal place to call home for buyers at every stage of life.





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FEATURES

SERVICES

Mains water, electricity and drainage supply.

Gas central heating

TENURE : FREEHOLD

EPC RATING : D

COUNCIL TAX : B



KITCHEN



LIVING ROOM



BEDROOM 1



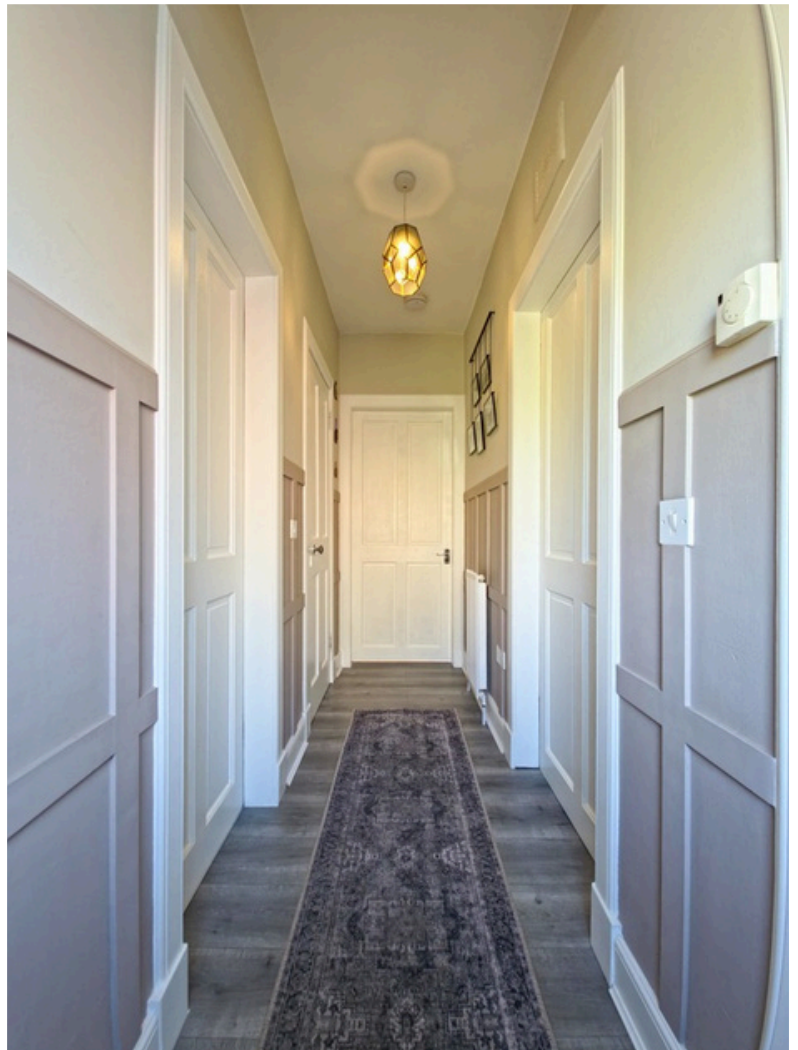
BEDROOM 2



BATHROOM 1



HALLWAY



GARDEN



FLOOR PLAN

13 Whitecraig Crescent, Whitecraig, Musselburgh, EH21 8NG

Ground Floor
Approx 66 sq. metres



**PLEASE NOTE THIS IS NOT TO SCALE. FOR
ILLUSTRATIVE PURPOSES ONLY. ALL
MEASUREMENTS ARE APPROXIMATE.
CHAMPVRAIE LTD 2025**



GET IN TOUCH

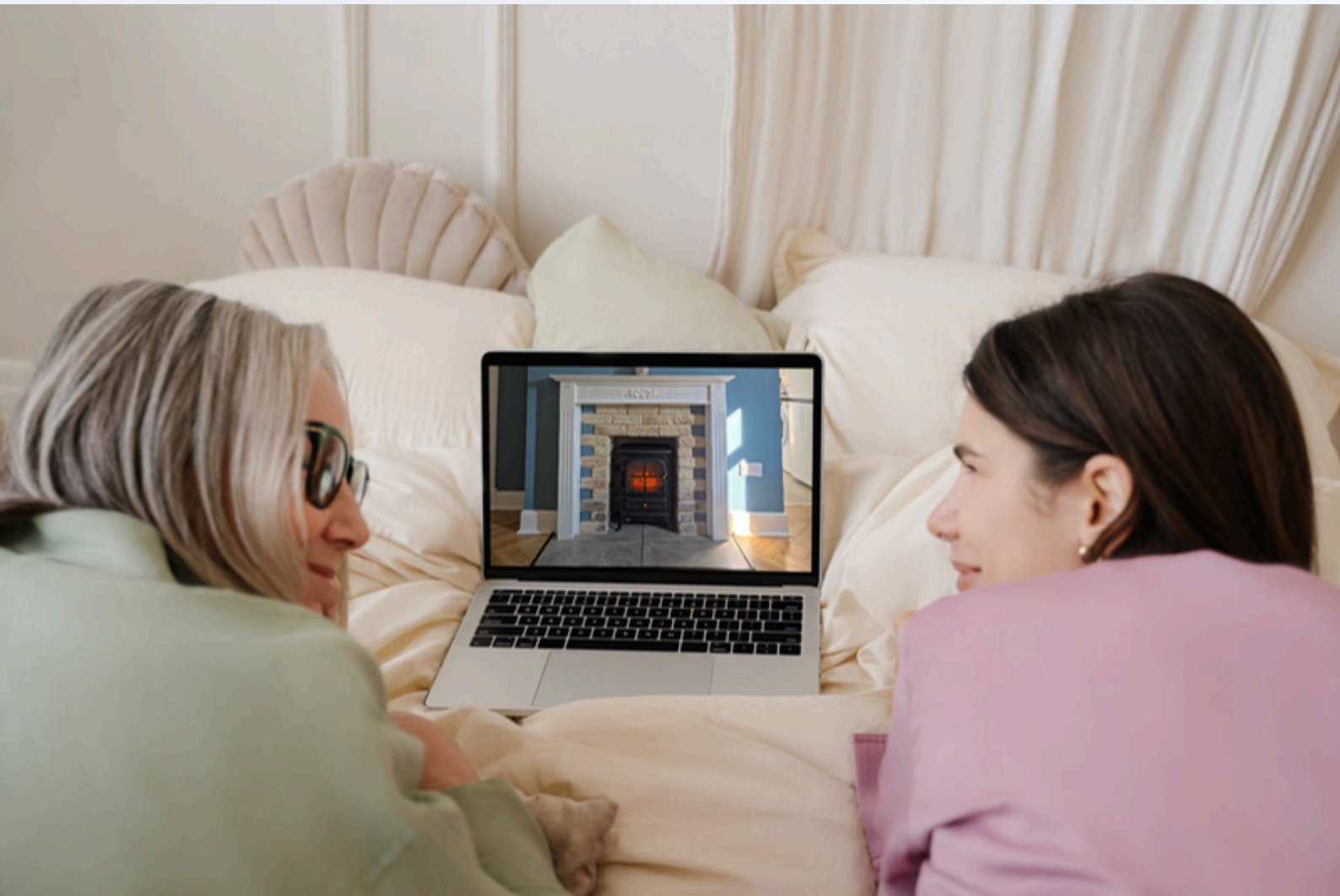
Information for interest parties;

Viewings

To arrange a viewing you must contact Champvraie Property at **Bradley@champvraie.co.uk** or telephone **0131 603 4476**

Making an Offer

Offers should be submitted in Scottish Legal Form to the selling agents Champvraie Property. Please note that you are required to register your interest with Champvraie Property so that you may be advised if a closing date is set. In addition, the seller maintains the right to accept any offer at any given time.



CHAMPVRAIE LTD

**25 BRIDGE ST
MUSSELBURGH
EH216AA**

WWW.CHAMPVRAIE.CO.UK/13WHITECRAIGCRESCENT