



7 Craighall Avenue
MUSSELBURGH | EH21 8FP


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Bright and spacious three-bedroom end terraced home benefiting from a good sized, fully enclosed garden, located in a quiet spot within easy reach of the town's varied amenities and A1 access also within easy reach.

The accommodation comprises a spacious living room, a fully fitted dining kitchen with patio doors out to the rear garden, the kitchen currently comprising a dining area, fridge/freezer, 5 ring gas hob, oven and fan, washer/dryer and housing the boiler cupboard. Also downstairs there is a handy WC. Upstairs there are three well-proportioned bedrooms, the master benefiting from built in storage and an ensuite shower room with a heated towel rail. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a private front driveway, ample parking within the development and a good-sized rear garden made up of an astro lawn, outdoor tap, patio and a shed.

- Three Bedroom End terraced home
- Bright and spacious living room
- Fully fitted kitchen with patio doors to the rear garden
- Three well-proportioned bedrooms, one with ensuite
- Entrance hall
- Gas central heating and Double glazing
- Private rear garden
- Private front driveway and ample parking.

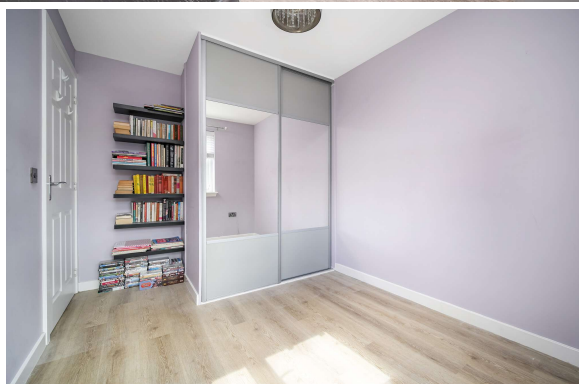
Council Tax D. Energy Rating C.

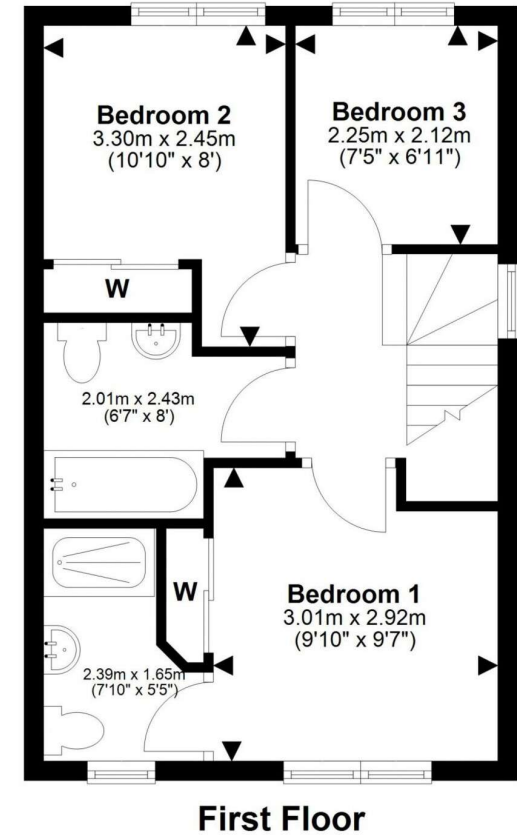
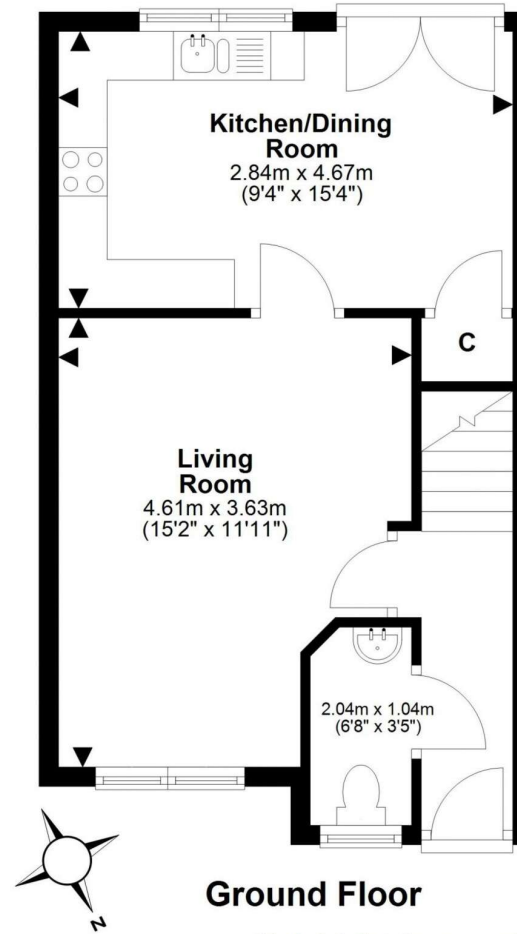
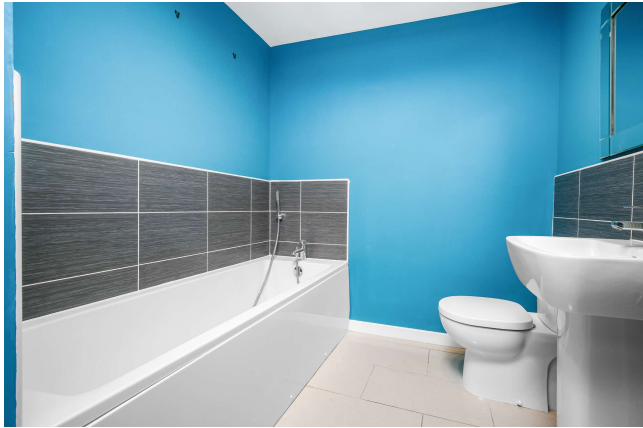
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fixtures, integrated kitchen appliances, blinds, washing machine, dishwasher and fridge freezer will be included in the sale.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.