



6 Cowpits Lane
WHITECRAIG | EH21 8TD


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Nestled in the heart of a modern, manicured development in the heart of Whitecraig, moments from excellent amenities, quick transport links and the vast open East Lothian countryside is this immaculately presented end terrace house. Boasting exquisite updates throughout, a rear garden, allocated parking, gas central heating and double glazing the property was built in 2022 and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright living room, a contemporary dining kitchen with attractive units and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys a twin windowed master bedroom with built-in wardrobes and elegant en-suite shower room, two further well-proportioned double bedrooms and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a delightful decked area ideal for al fresco dining.

- Modern end terraced house in quiet development
- Allocated parking and private rear garden
- Bright lounge
- Contemporary dining kitchen
- Three double bedrooms
- Two bathrooms and a W/C

Council Tax: D , Energy Rating: B
Factor payable to Ross & Liddell, 60 St Enoch Square, Glasgow G14AW. Approx. £114 per year

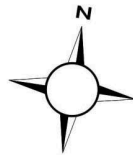
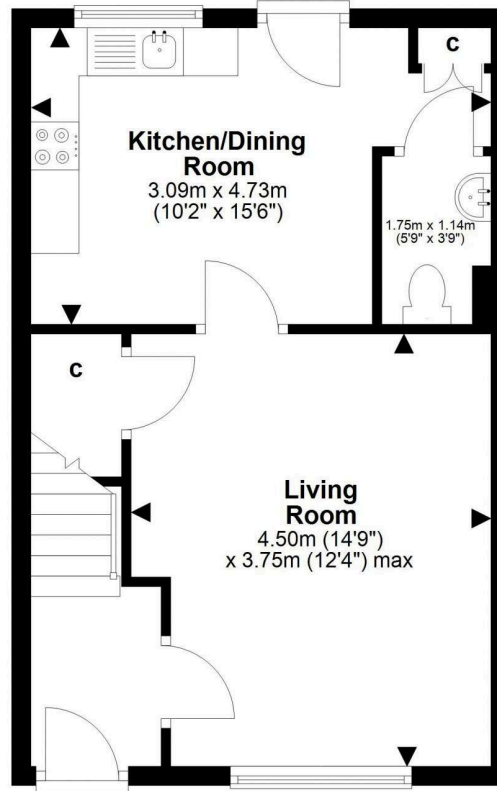
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



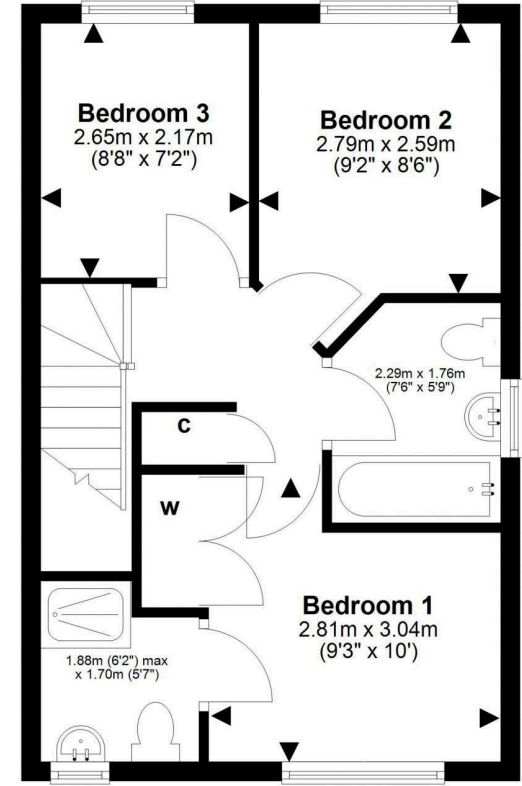
Extras: Fixtures and fittings (excluding light shades which will be replaced), all blinds, kitchen larder, oven, and hob are included in the sale.

The subjects are located in the East Lothian town of Whitecraig, which lies on the outskirts of Musselburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops, banks and postal services can be found in Musselburgh itself, where there is an extensive range of leisure and recreational amenities. Schooling is well represented within the vicinity. An efficient public transport network is on hand which operates to and from Edinburgh and to surrounding areas and there is access to the Edinburgh bypass, the main A road network and motorways.





Ground Floor



First Floor

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.