

11 Craighall Drive, Musselburgh, EH21 8FL



11 Craighall Drive | Musselburgh | EH21 8FL

Description

Superbly appointed four bed end terraced villa, of immense appeal, forming part of a popular development enjoying an extremely convenient location, close to a good range of amenities and super transport links. This perfectly proportioned home is a natural choice for a professional couple or young family, and combines contemporary styling with energy-efficient modern construction. Externally, the property benefits from private front and rear gardens and ample residents' parking.

Features

- Modern family home
- Four bedrooms
- End-terrace position
- En-suite shower room
- Contemporary fitted kitchen with space for dining incorporating patio doors to the rear garden
- Gas central heating and double glazing
- Private gardens
- Excellent commuter links
- Close to local amenities, schools and transport connections

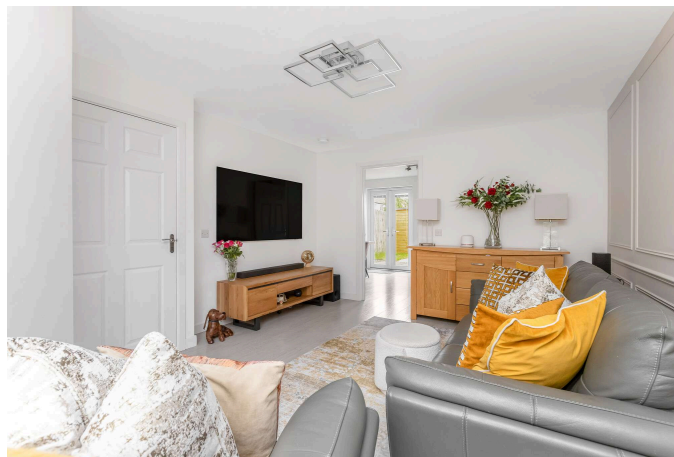
Extras

The oven, hob, cooker hood, dishwasher, fridge/freezer and garden shed are included. The seller will be taking the blinds in the kitchen, livingroom and bedroom 3.

Factor

The development is factored by RMG Living for approx. £32 per quarter once the development is complete plus £100 deposit. This includes maintenance of communal areas.

EPC Rating: B

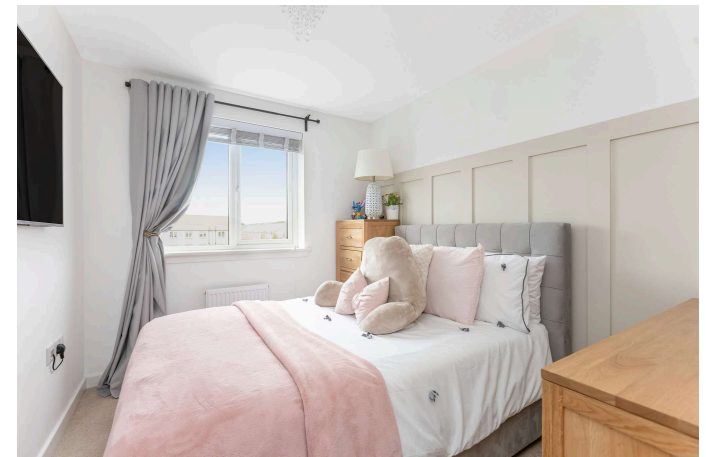


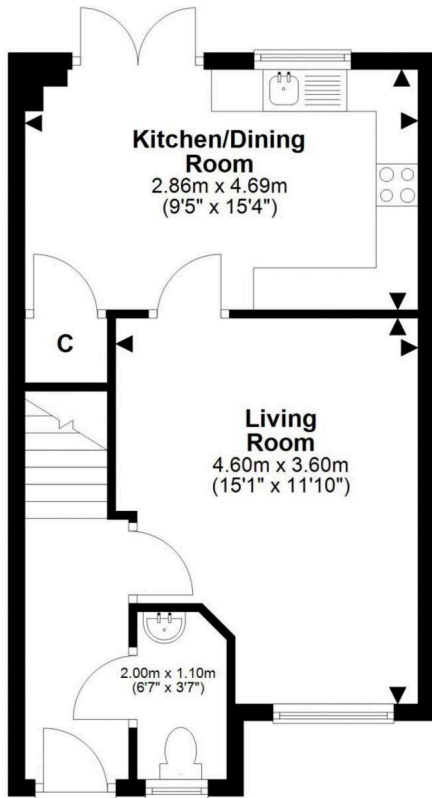
Location

The property is situated approximately 6.5 miles east of Edinburgh city centre on the picturesque East Lothian coastline. Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

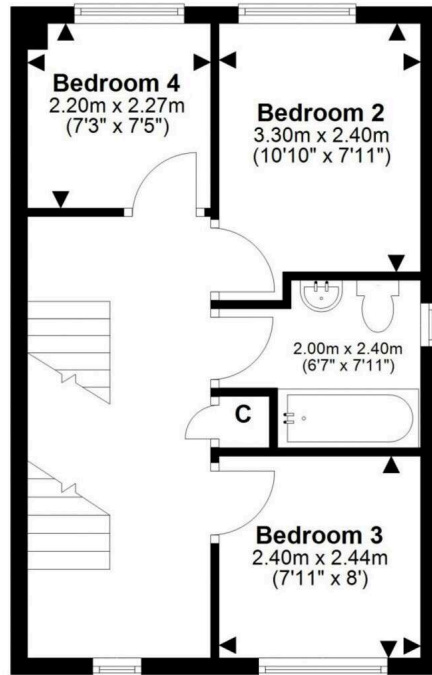
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

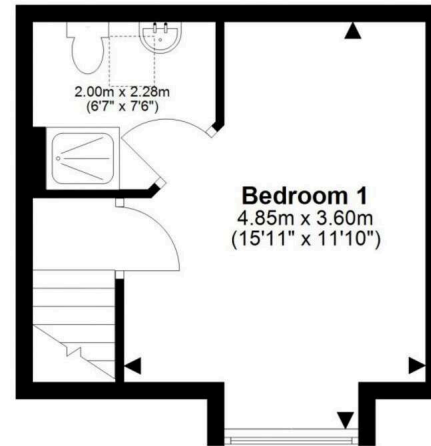




Ground Floor



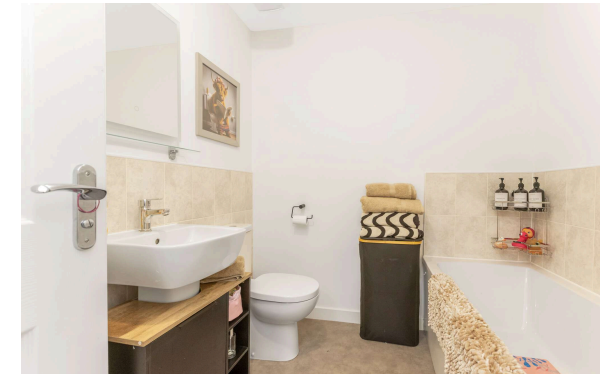
First Floor



Second 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.



**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

