

10 Park View

NEWCRAIGHALL, MUSSELBURGH, EH21 8RP



Beautifully upgraded two-bedroom lower villa in true walk-in condition, enjoying an enviable cul-de-sac setting with stunning open views across Newcraighall Public Park



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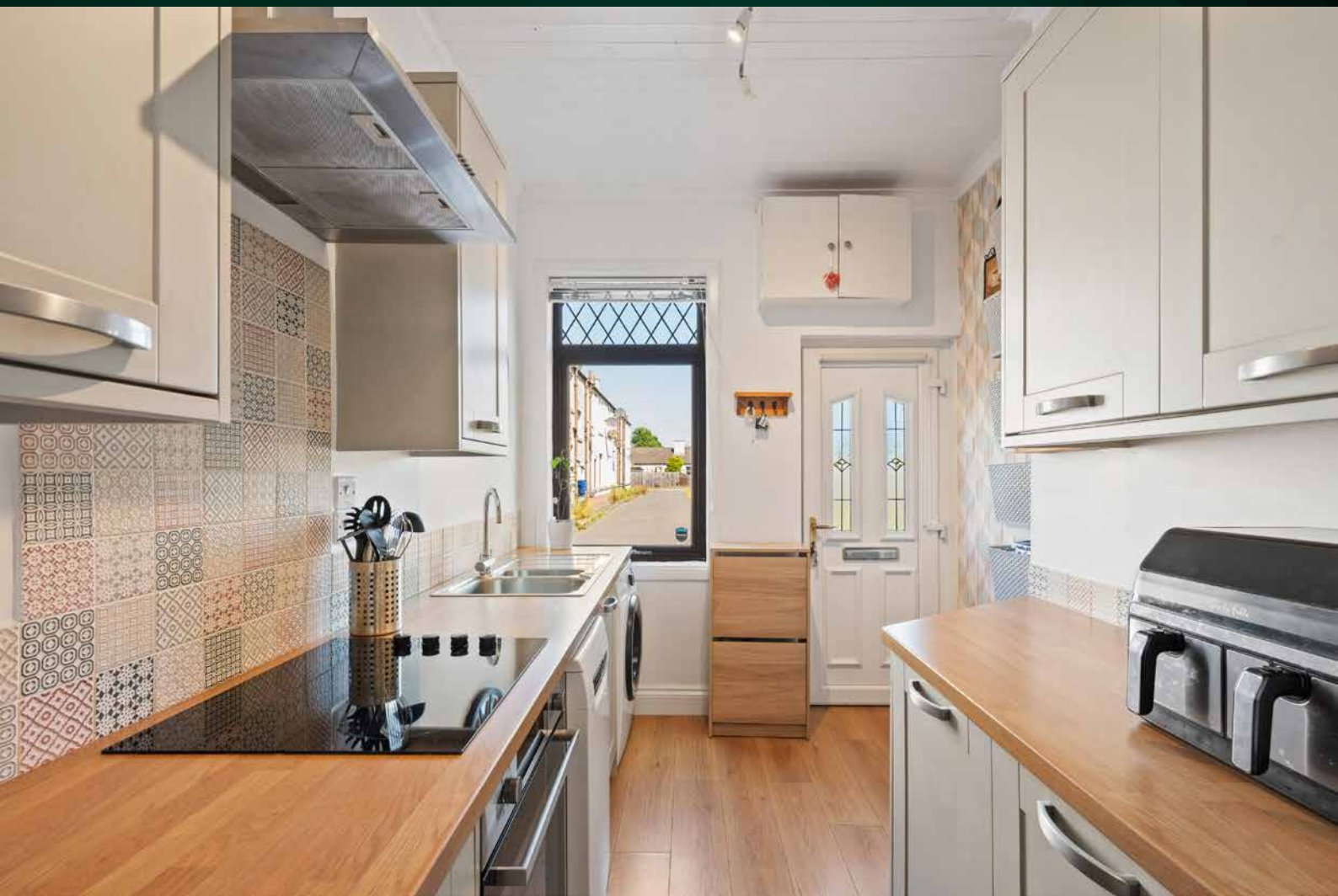
McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom lower villa to the market. Occupying a peaceful position with an attractive open outlook across Newcraighall Public Park, this is a superb home that effortlessly combines period character with stylish contemporary finishes. The property is offered to the market in true walk-in condition and will appeal to first-time buyers, professional couples, downsizers, and anyone seeking a home that requires no immediate work.

THE LIVING ROOM



The accommodation is both bright and welcoming, with a spacious bay-windowed living room forming the heart of the home. Enjoying delightful views across the park, the room retains a charming fireplace that complements the property's traditional character, while the tasteful décor creates a warm and inviting atmosphere.

THE KITCHEN



The kitchen features an attractive range of sage-green base and wall-mounted units, generous worktop space, and eye-catching tiled splashbacks. It provides an excellent balance of style and practicality with ample storage and preparation space for everyday living.





Both bedrooms are comfortable doubles, offering excellent flexibility for families, guests, or those working from home. The second bedroom also enjoys the pleasant outlook towards the park. The bathroom is finished to a high standard with a contemporary white suite, elegant neutral tiling, and a luxurious double-ended bath.

Throughout the property, the high standard of presentation continues with contemporary décor, a combination of beautifully sanded timber flooring and quality light-toned laminate flooring, gas central heating, double glazing, and excellent built-in storage accessed from the welcoming entrance hallway.

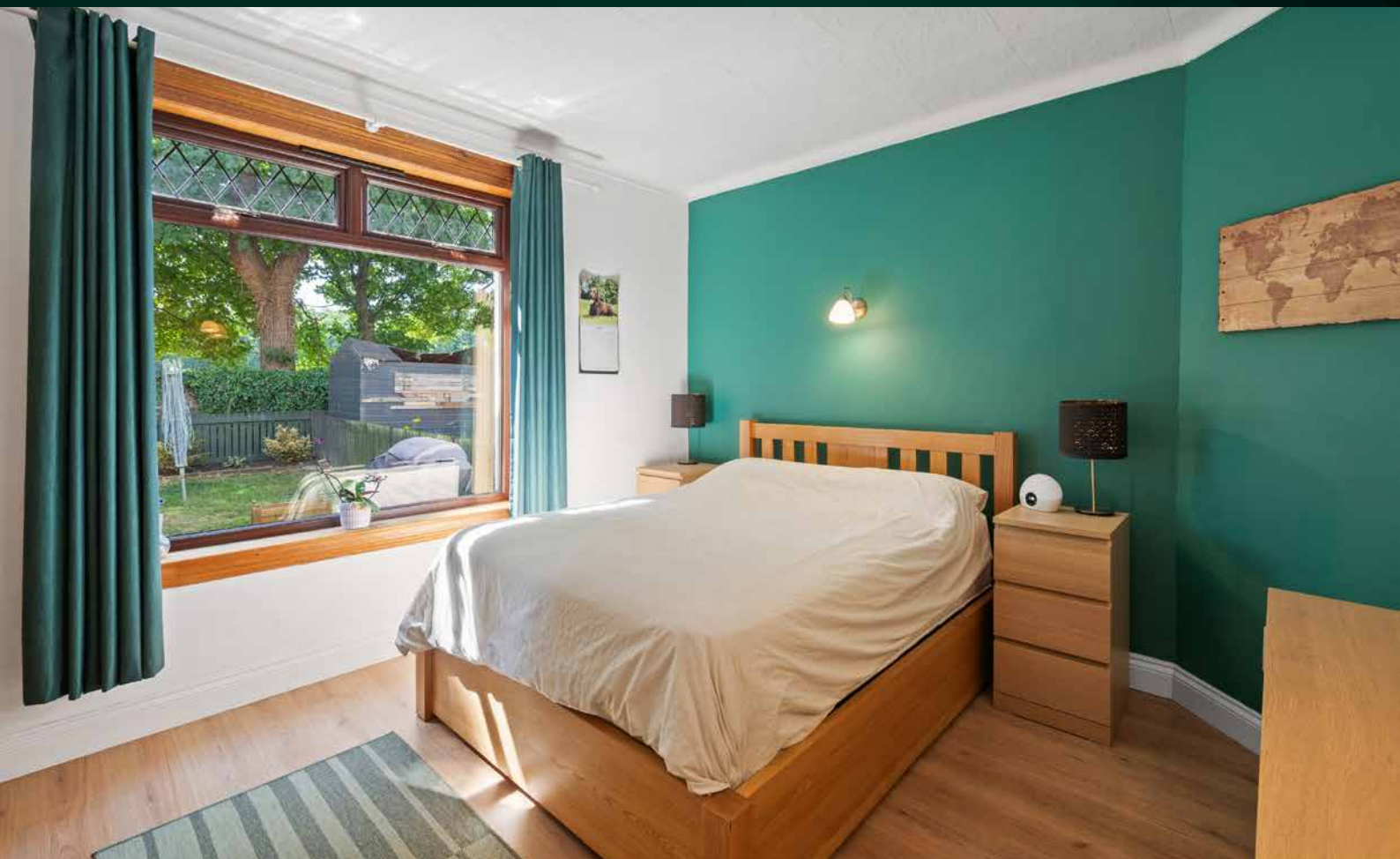
THE BATHROOM



BEDROOM 1



BEDROOM 2



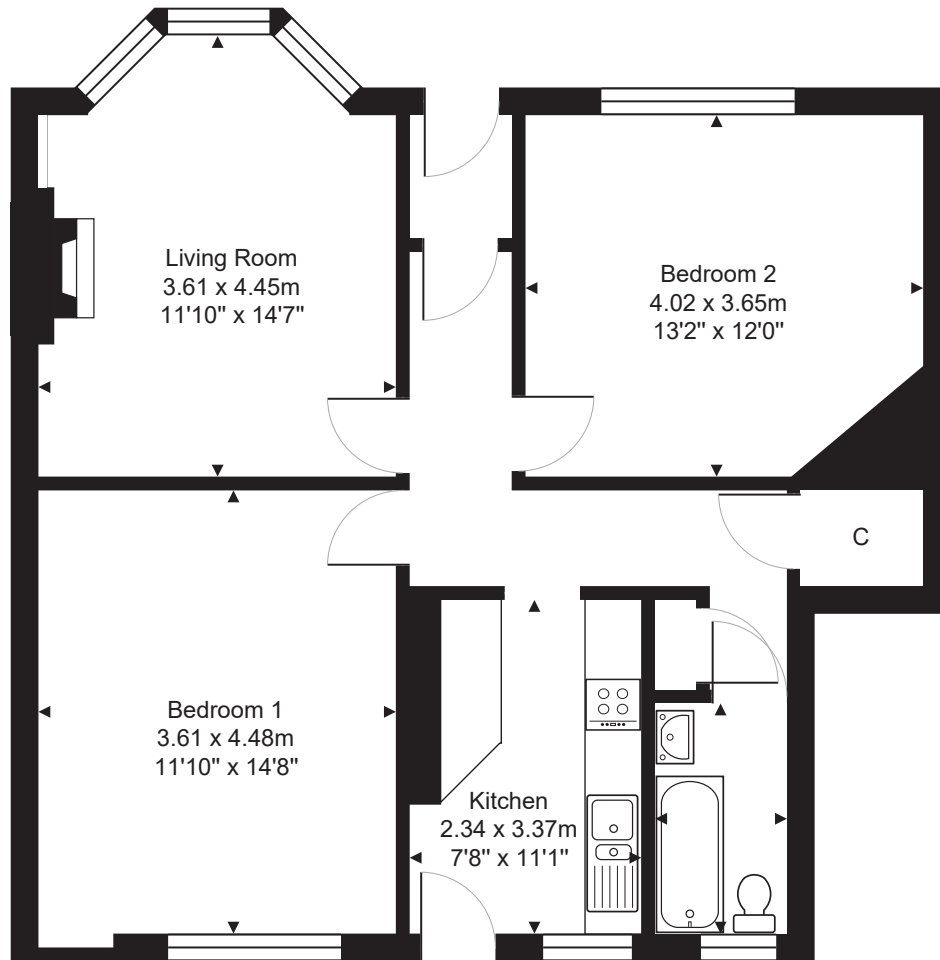
Externally, the property benefits from a particularly well-maintained private garden that enjoys the same attractive outlook across Newcraighall Public Park, creating a peaceful space for relaxing or entertaining outdoors. Ample on-street parking is available immediately outside the property.

Early viewing is highly recommended to appreciate the quality of finish, enviable park-side setting, and outstanding condition of this exceptional home.

EXTERNALS

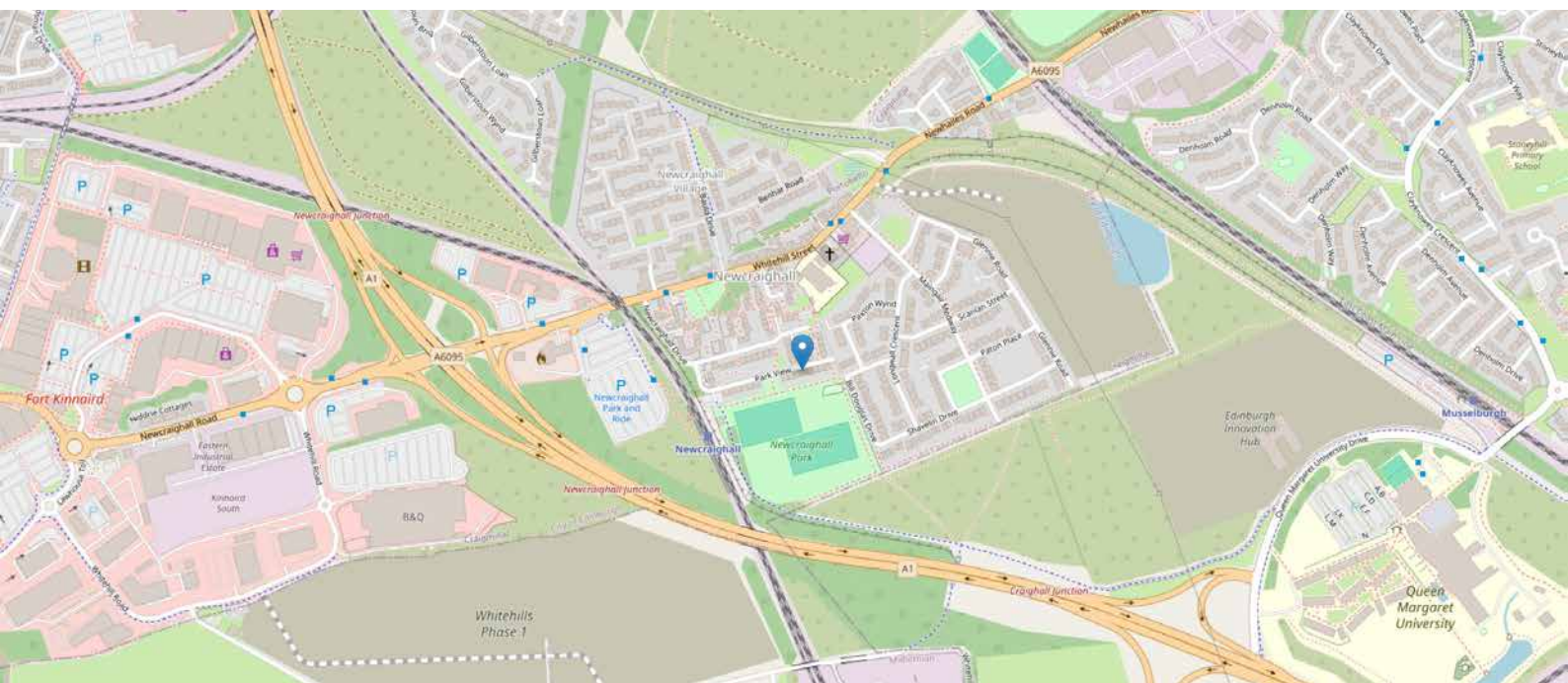


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 72m² | EPC Rating: D



THE LOCATION

Park View enjoys a superb position in Newcraighall, on the western edge of Musselburgh, offering an excellent balance of peaceful residential living and outstanding connectivity. Overlooking the attractive Newcraighall Public Park, the property benefits from a pleasant open outlook and immediate access to green space, making it an ideal setting for families, dog owners, and anyone who enjoys spending time outdoors. The area is exceptionally well served by local amenities. Fort Kinnaird Retail Park is just a few minutes away and offers one of Scotland's largest selections of high street retailers, supermarkets, restaurants, cafés, and leisure facilities, while Musselburgh town centre provides a further range of independent shops, everyday services, and coastal attractions. Nearby supermarkets and local convenience stores ensure day-to-day shopping is always close at hand.





For those who enjoy an active lifestyle, the surrounding area offers an excellent choice of recreational opportunities. As well as Newcraighall Public Park on the doorstep, residents can enjoy walks along the beautiful East Lothian coastline, the scenic banks of the River Esk, and the nearby Queen Elizabeth Country Park. Musselburgh is also renowned for its racecourse, marina, and a number of highly regarded golf courses, including Musselburgh Links, one of the oldest golf courses in the world.

The location is particularly popular with commuters thanks to its outstanding transport connections. Newcraighall Railway Station is within easy walking distance and provides regular services to Edinburgh Waverley and destinations throughout East Lothian. Excellent bus services operate nearby, while the A1, Edinburgh City Bypass, and Scotland's motorway network are all readily accessible, making travel across the capital and beyond straightforward. Edinburgh city centre, the Royal Infirmary, Edinburgh Airport, and East Lothian's picturesque towns and beaches are all within convenient reach, making Park View an excellent location for professionals, families, and anyone seeking excellent connectivity without compromising on access to open green space.



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