OFFERS OVER £195,000

42 Deantown Avenue
Whitecraig, EH21 8NX

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Solicitors & Estate Agents



- Well proportioned semi detached villa
- Hall, dual aspect livingroom
- Modern fitted kitchen/breakfastroom
- Three double bedrooms
- Fully tiled bathroom
- Gas central heating and double glazing
- Private gardens to front, side and rear. Gated driveway
- EPC Band D, Council tax band C

Description

This is a well-proportioned (96m sq) traditional semi detached, villa now requiring some modernisation but benefitting from gas central heating and double glazing. The accommodation comprises an entrance hall with storage cupboard, dual aspect livingroom with electric fire set within an attractive surround, modern fitted kitchen with appliances, a rear hall with deep storage cupboard and finally, a fully tiled bathroom with a white three piece suite including an electric shower and screen over the bath. Upstairs, there are three very generous double bedrooms, all with built in storage.













Location

The small hamlet of Whitecraig is situated a little south of the A.1 and less than 2 miles away from the centre of Musselburgh. It is surrounded by open countryside bordering the River Esk and is within easy reach of East Lothian's fine sandy beaches. Whitecraig has developed in recent years through modern development and provides a quiet setting for commuters wishing to travel quickly and easily to Edinburgh City Centre (approximately 8 miles away). There are local facilities including a school, post office, takeaway, cycle routes and regular bus services. A wider range of facilities is available at neighbouring Dalkeith, Musselburgh and at Fort Kinnaird retail/leisure park.

Gardens & Parking

There is a generous front garden which is pebbled and hedged with a poured concrete driveway which is gated to the street and gated to the rear garden which has a lawn, two coal boxes, a variety of plants, shrubs, trees and a wooden shed.

Extras

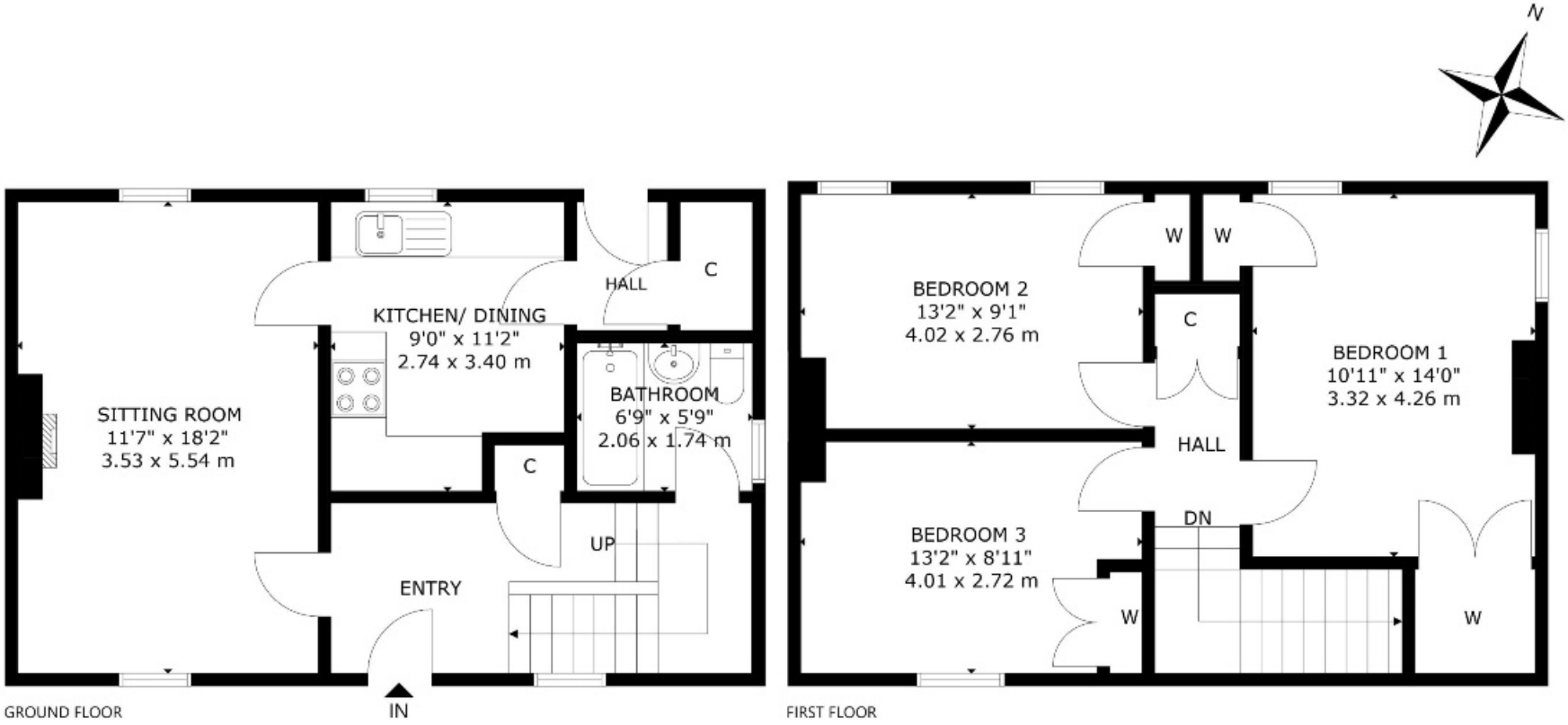
The fitted floor coverings, blinds, electric cooker, automatic washing machine, fridge/freezer and the garden shed are included within the sale price.

Home Report

The property has been valued by a surveyor at £200,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment via Agents 0131 665 3131



42 DEANTOWN AVE, WHITECRAIG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 861 SQ FT / 80 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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