



5 Cowpits Lane
WHITECRAIG | MUSSELBURGH | EH21 8TD


warners
solicitors & estate agents



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Beautifully presented three bedroom semi-detached home set over two floors with a wide driveway and landscaped rear garden, situated near the sought after town of Musselburgh, which lies within easy commuting distance of Edinburgh and within close proximity of the city bypass.

Internally the property is stylish, well planned and beautifully presented, with many exquisite features. Downstairs, there is a spacious living room with picture window that floods the room with an abundance of natural light, a fully fitted kitchen with attractive units, generous dining space and French doors to the rear garden and completing the ground floor accommodation is a useful downstairs WC. Following up a carpeted staircase on the first floor there are three well-proportioned bedrooms, the master with built in storage and an elegant en-suite shower room and completing the accommodation is a stunning main bathroom with shower over the bath. Externally the fully enclosed South facing rear garden is mainly laid to lawn with a paved section ideal for al fresco dining. Further benefits on offer include gas central heating, an attic, double glazing, front driveway and a landscaped rear garden made up of a patio and lawn.

- Modern semi-detached house with wide driveway and South facing garden
- Bright lounge and a contemporary kitchen with tile flooring.
- Three well-proportioned double bedrooms
- Two tiled floor bathrooms and a W/C
- Gas central heating and double glazing
- Solar panels
- Boarded attic with storage

Energy Rating C, Council Tax E

Factor fees payable to Ross & Liddell, £100 deposit with approximately £13 per month fees.

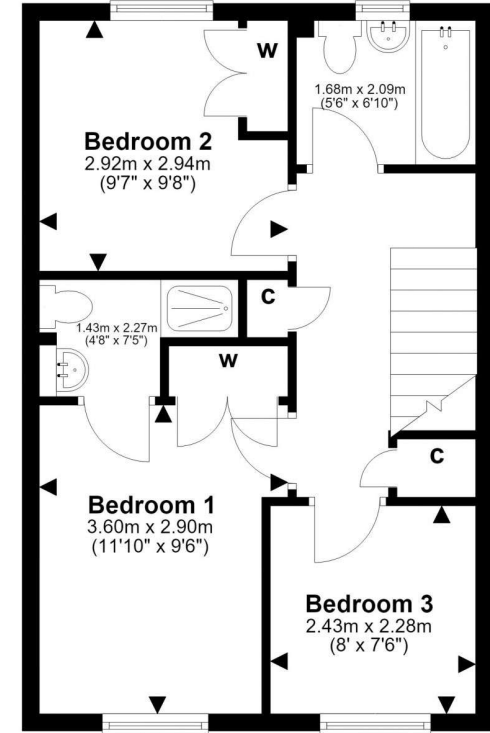
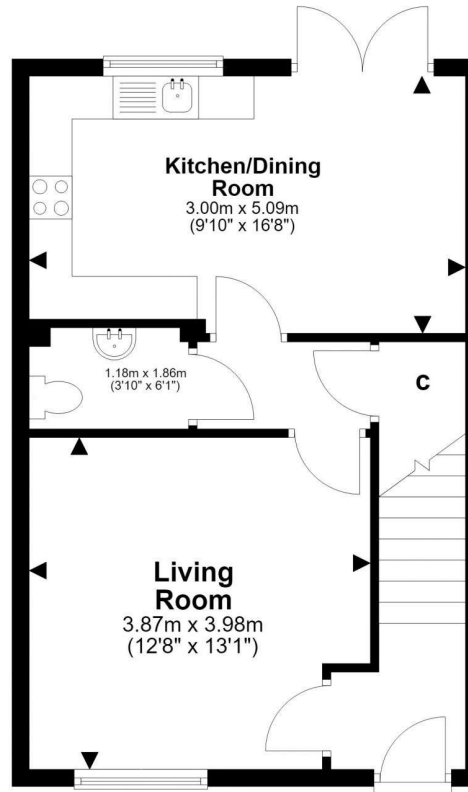
All fixtures, fittings, integrated appliances and the garden shed are included in the sale.

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



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.





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.