



139 Craighall Drive
MUSSELBURGH | EAST LOTHIAN | EH21 8FL


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solicitors & estate agents



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Well-presented four-bedroom boasting front and rear garden grounds, forming part of an established modern development in the sought-after town of Musselburgh in East Lothian.

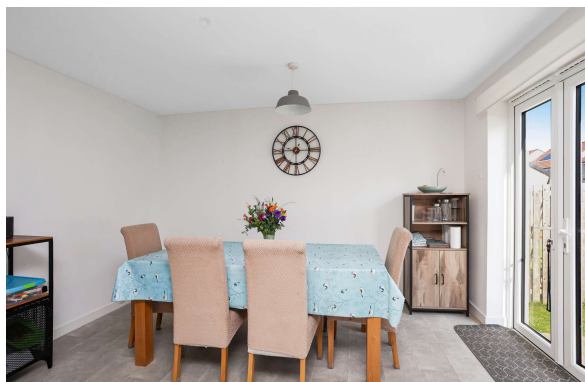
This outstanding home offers well-planned and flexible accommodation over two levels and is presented to the market in true move in condition. On the ground floor, the living room is of an excellent size and the room is flooded with an abundance of natural light. The open plan kitchen/dining room is particularly spacious and from here French doors open out to the private rear garden, creating a great space for entertaining guests all year round. A WC completes the ground floor accommodation.

Moving upstairs, the principal bedroom boasts a stylish ensuite shower room. The three further bedrooms are all of a good size, with each of these rooms having the potential to be employed as an ideal home office, study or gym giving the property an excellent degree of flexibility, and a modern family bathroom completes the internal accommodation.

Offering immense appeal to anyone looking for a family home within reach of Musselburgh beach and easy commuting distance of Edinburgh, early viewing is essential to appreciate everything this outstanding home has to offer.

- Spacious four-bedroom family home
- Highly sought-after location
- Living room
- Principal bedroom with ensuite
- Three further bedrooms
- Kitchen/dining room
- Family bathroom
- WC
- Front & rear garden
- Driveway
- Garage

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

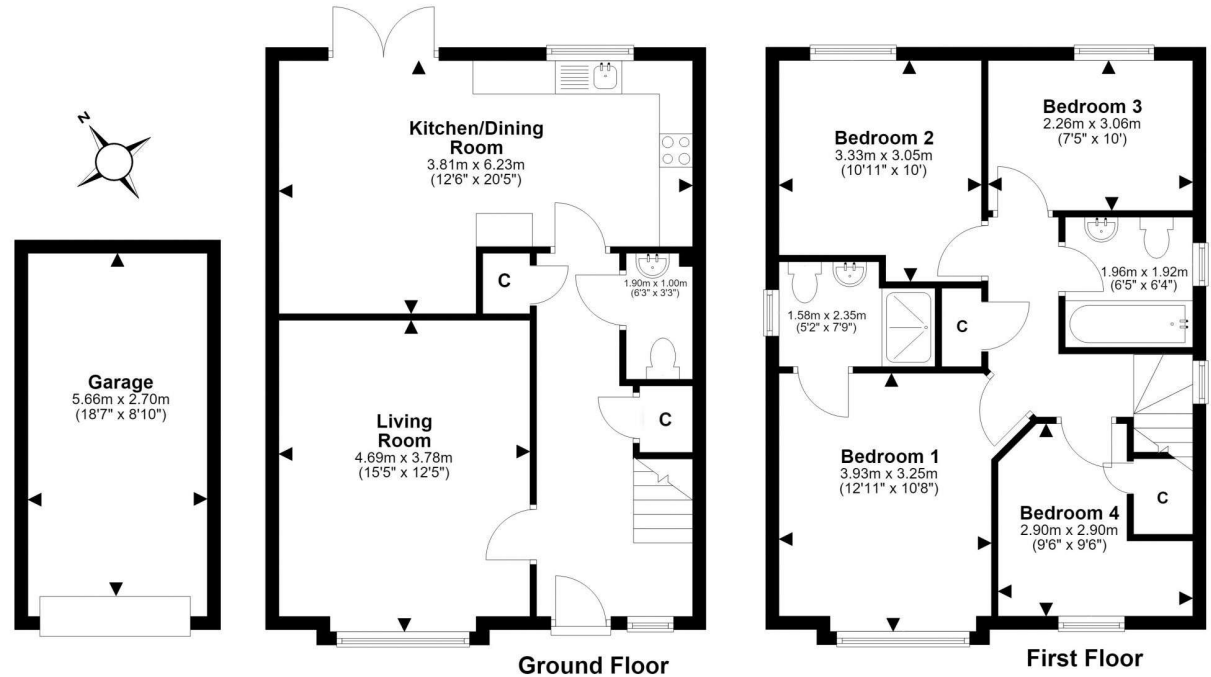


Energy Rating B. Council Tax band F.

Factor fee of £30 per quarter approx.

Included in the sale will be all integrated appliances, light fittings, blinds and curtains. Bedroom wardrobes and free-standing cupboards in the kitchen are available by separate negotiation.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.



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.

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