



COULTERS<sup>©</sup>

# 42 CRAIGHALL AVENUE

MUSSELBURGH, EAST LOTHIAN, EH21 8FQ

 4 BED

 2 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Situated within a modern development in the popular coastal town of Musselburgh, this impressive detached family home offers spacious and versatile accommodation ideally suited to contemporary family living.

The ground floor is thoughtfully arranged around a superb dining kitchen, featuring extensive worktop space, excellent storage, a range of integrated appliances and ample room for family dining.



## KEY FEATURES



Well presented modern detached house.



Four double bedrooms, one with an en-suite.



Private front and rear gardens.



Private double driveway and single garage.



Within easy reach of schooling facilities.



Close to Musselburgh Train Station.



EPC Rating - B



Council Tax Band - F



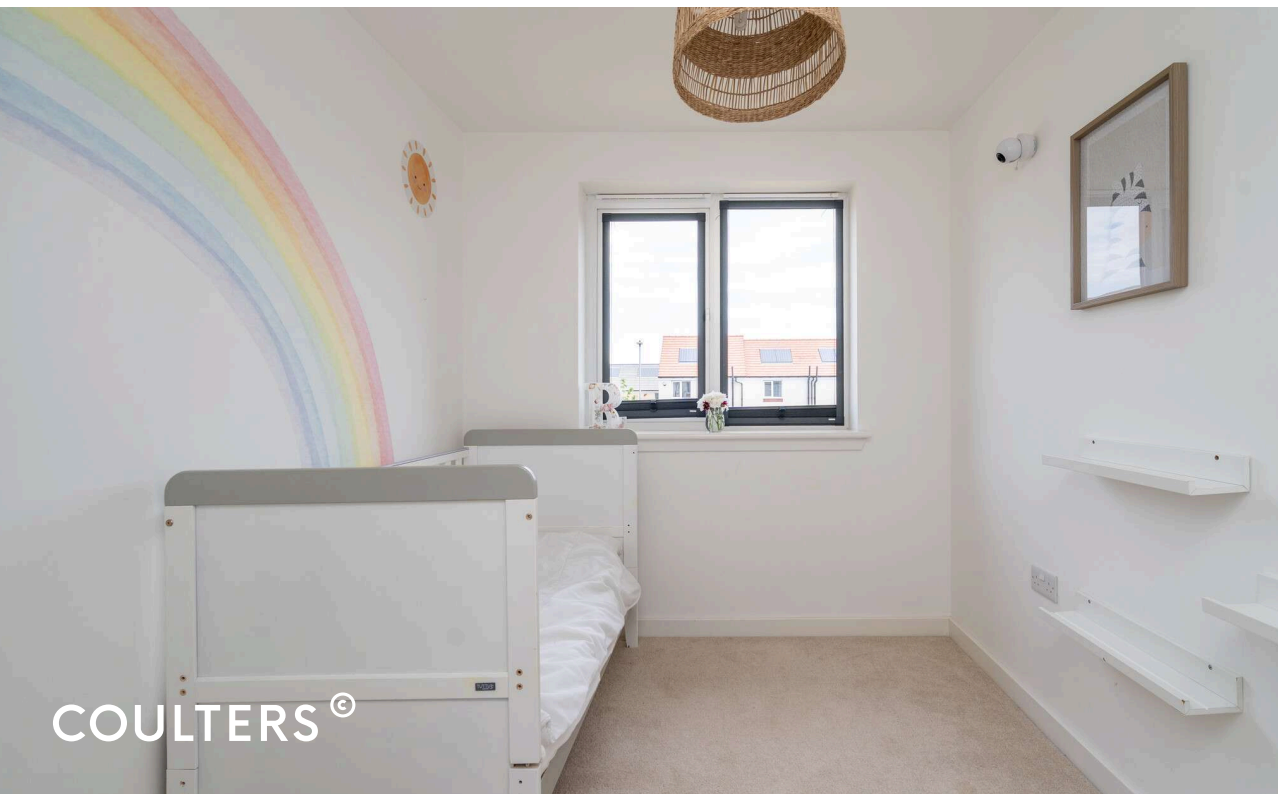
A door from the kitchen provides direct access to the outdoor areas, creating a seamless connection between indoor and outdoor living. To the rear, the generous sitting room is flooded with natural light and benefits from patio doors opening onto the private rear garden, offering an ideal setting for both everyday family life and entertaining. Completing the ground floor is a highly versatile additional room, perfect as a fifth bedroom, snug, playroom or home office, alongside a convenient WC.





## MORE INFORMATION

Upstairs, the property offers four well-proportioned bedrooms, three of which are spacious doubles. The principal bedroom enjoys the added luxury of an en-suite shower room, while all three double bedrooms benefit from built-in wardrobes, providing excellent storage. A contemporary family bathroom serves the remaining accommodation, and access to the loft space offers further practical storage solutions.



Externally, the property continues to impress with a private front garden and an enclosed rear garden, ideal for children, pets and outdoor entertaining. A single garage and double driveway provide excellent off-street parking and additional storage.







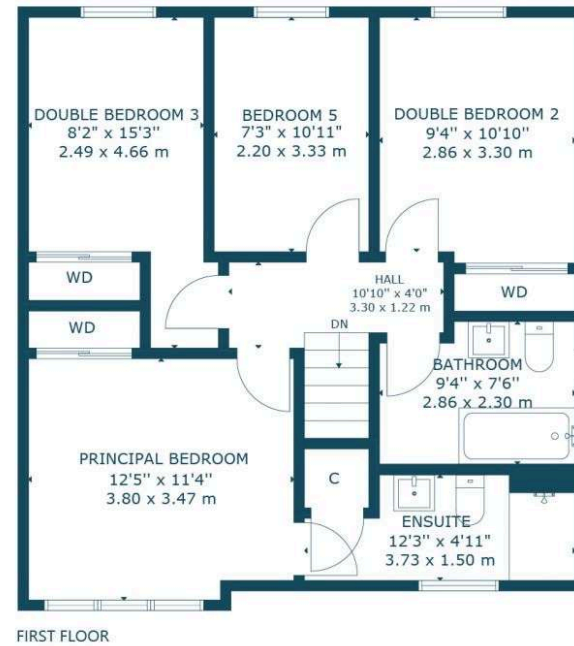
## THE LOCAL AREA

Situated on the southern shore of the Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town directly adjacent to Edinburgh. Famous for its world renowned race course, as well as the Musselburgh Links golf course, it enjoys an enviable location that offers easy access to Edinburgh as well as to the countryside and beaches of East Lothian. Along with golf and horse racing, the town benefits from a seafront and harbour as well as the Musselburgh Lagoons which has a recently expanded nature reserve and walking routes. As the largest town in East Lothian, Musselburgh enjoys an array of local and well known high street shops, cafes, bakeries and restaurants including Luca's famous ice cream parlour and East Coast, an award winning fish and chip shop / restaurant. There is a large Tesco within a short walk of the property, and Fort Kinnaird Retail Park is in easy reach. Loretto School, one of the UK's leading independent schools, is a short walk from the property with Queen Margaret University less than a 10 minute drive. Edinburgh Waverley train station is one stop (7 minutes) from Musselburgh station which also provides regular trains to other destinations such as North Berwick and further afield. Musselburgh is a hub for the East Lothian bus network providing excellent transport links.

## EXTRAS

All blinds, light fittings, fitted flooring, and integrated appliances are included in the sale price. The wall-mounted shelves and storage in the sitting room are not included in the sale.

**HOME REPORT VALUATION: £390,000**



42 CRAIGHALL AVENUE, MUSSELBURGH, EAST LoTHIAN, EH21 8FQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,162 SQ FT / 107 SQ M  
 GARAGE 146 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.