



14 Cowpits Lane, Whitecraig, East Lothian, EH21 8TD



Welcome

Welcome to 14 Cowpits Lane - a modern, detached four-bedroom home located within a newly established development by Miller Homes, in Whitecraig, Musselburgh. The property is within easy reach of local schools, shops, amenities, and transport links. Internally, the property has been designed to offer comfortable, contemporary family living, benefiting from solar panels, double glazing, gas central heating, private garden grounds and an integral garage with light and power, making this property perfectly suited to family life in a welcoming neighbourhood. Viewing is by appointment only.

- Reception hallway with stairs to the upper level
- Spacious living room with front facing window and useful under stair store
- Modern dining kitchen with French doors to the rear, a range of wall and base units, gas hob, stainless steel splashback, extractor, oven, integrated dishwasher, and fridge freezer
- Utility room with rear garden access
- Ground floor WC
- Upper hallway with loft access, and store cupboard
- Principle bedroom with front facing window and built-in bespoke wardrobes
- En-suite shower room with double shower, wc, and sink
- Bedroom two with front facing window
- Bedroom three with rear front facing window
- Bedroom four with rear facing window
- Family bathroom with three-piece white suite
- Solar panels, gas central heating, and double glazing
- Driveway and integral garage with light and power
- Private landscaped garden grounds to the front and rear
- Viewing essential and not to be missed







Whitecraig

Whitecraig is a charming village situated in East Lothian, offering a tranquil setting whilst benefiting from excellent transport links to Edinburgh and the surrounding towns. The area is renowned for its welcoming community, picturesque surroundings, and proximity to local amenities, including shops, schools, and leisure facilities. Residents enjoy easy access to scenic countryside walks, golf courses, and the coastline, making Whitecraig ideal for those seeking a balanced lifestyle within a desirable semi-rural location close to Musselburgh.

Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be included by negotiation.



Get in touch

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Property Hub:

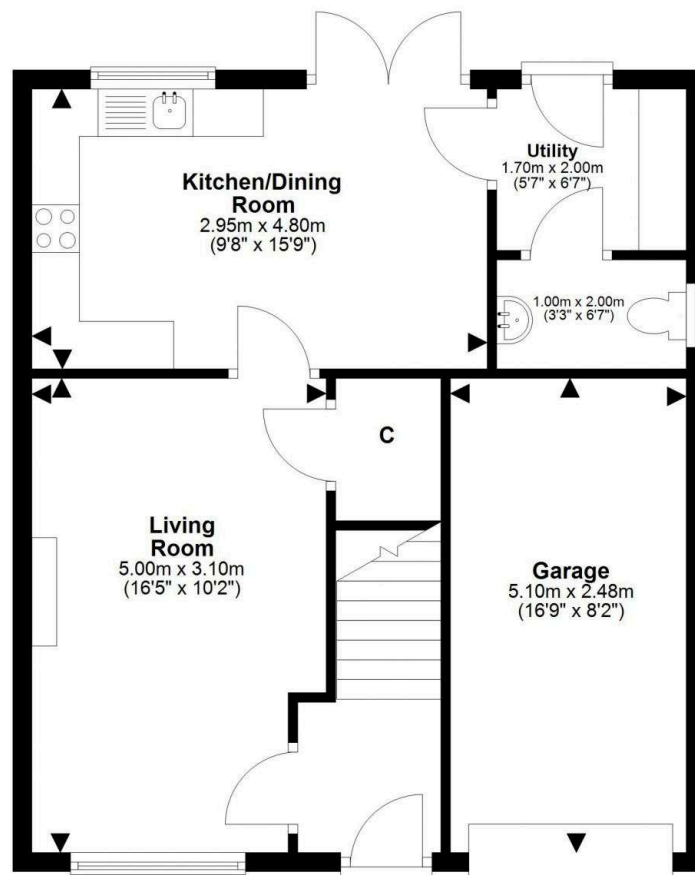
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

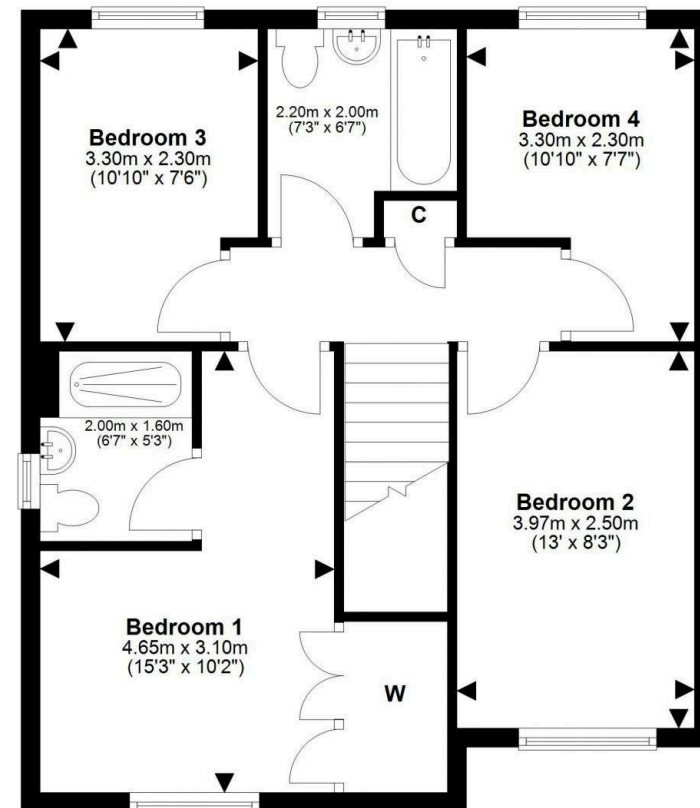
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.