

OFFERS OVER £215,000

83 Craighall Avenue  
Musselburgh, EH21 8FP

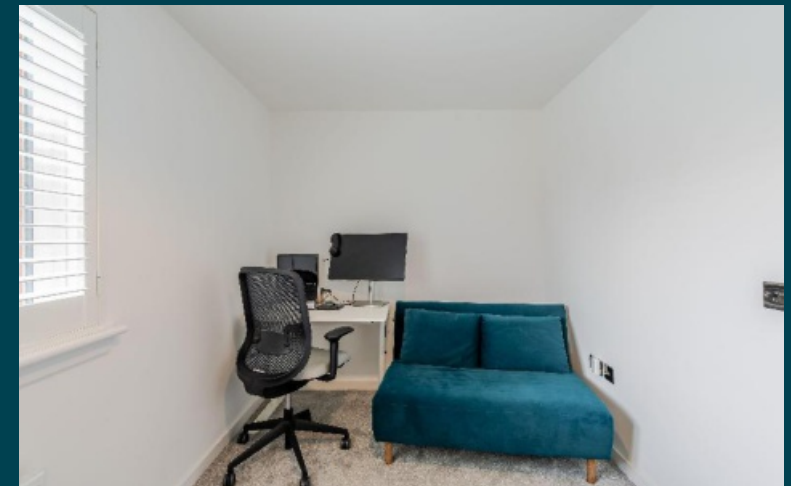
drummondmiller  
Solicitors & Estate Agents



- Well proportioned, modern mid terraced villa
- Livingroom
- Modern fitted kitchen breakfastroom, WC
- Two double bedrooms, one with fitted wardrobes
- Modern family bathroom
- Gas central heating, double glazing, solar panels
- Gardens to both front and rear with parking space to front
- EPC Band C, Council tax band D

### Description

This is a modern, well proportioned (58m sq) mid terraced villa within this new build estate close to the A1, railway station and Queen Margaret University. The property is in excellent decorative order and benefits from gas central heating, solar panels and double glazing throughout. Accommodation comprises front facing livingroom with open staircase and understair storage, modern fitted kitchen/breakfastroom with appliances and door to the garden, there is also a handy downstairs WC located off the kitchen. Upstairs there are two double bedrooms, one with fitted wardrobes and finally, a stylish modern, part tiled family bathroom with a shower and screen over the bath.





### Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens and parking

There is a small, well maintained, front garden with lawn and a car parking space in front. The larger fully enclosed, rear garden has a paved patio, artificial lawn and wooden deck.

### Extras

All the fitted floor coverings, blinds, integrated induction hob, oven, chimney style cooker hood, fridge/freezer, dishwasher and automatic washing machine are included within the sale price.

### Home Report

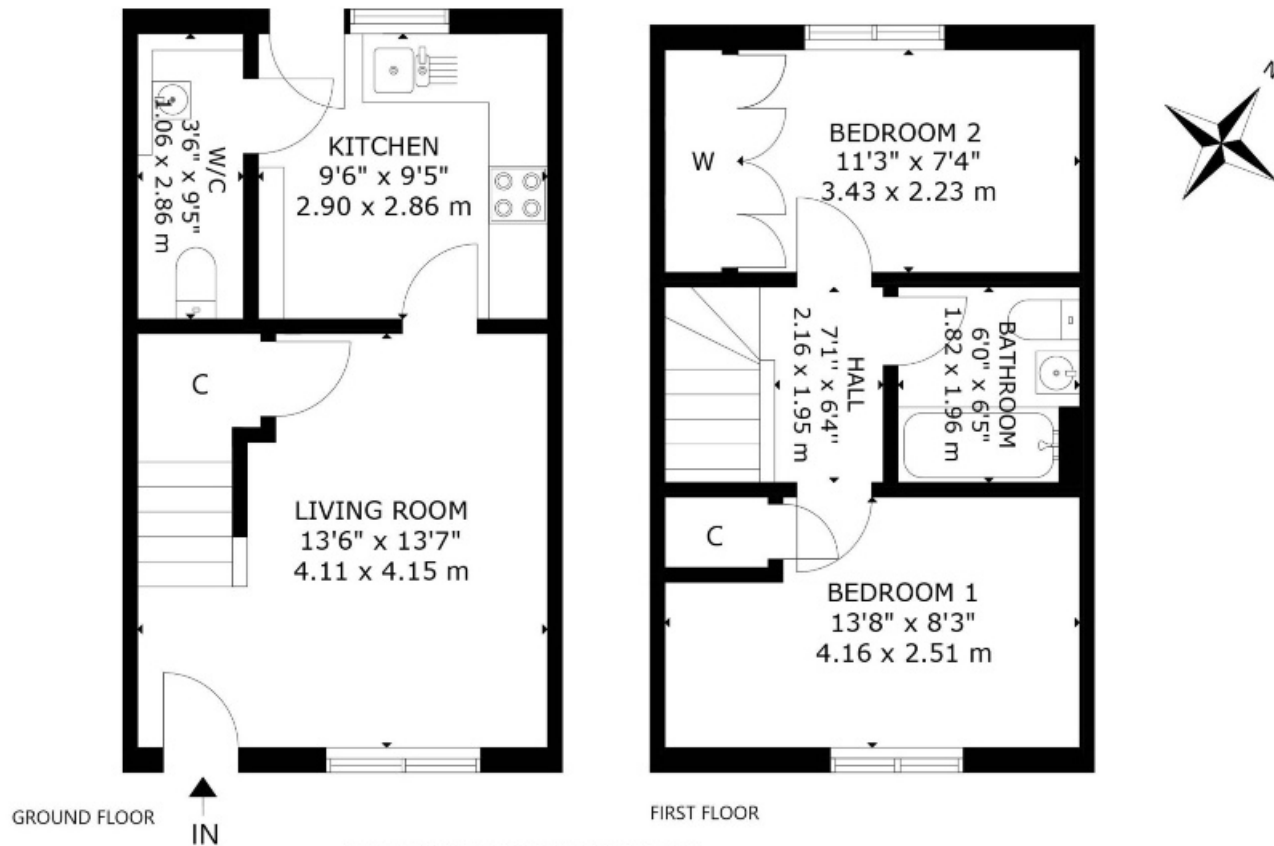
The property is valued at £220,000 and the Home Report is available via the ESPC link.

### Factors

The property is factored by RMG with an annual charge of approximately £125.

### Viewing

By appointment telephone Agents on 0131 665 3131



83 CRAIGHALL AVENUE, MUSSELBURGH, EH21 8FP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 630 SQ FT / 58 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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01506	0131	0131	0141	0131
656 645	663 9568	229 3399	332 0086	665 3131

