

# 49 Milne Meadows

OLD CRAIGHALL, MUSSELBURGH, EAST LoTHIAN, EH21 8TA



*This modern four-bedroom semi-detached house is part of a small established modern development that was completed by Cruden Homes*



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McEwan Fraser is delighted to present this modern four-bedroom semi-detached house to the market. The property is part of a small established modern development that was completed by Cruden Homes in 2019 and will benefit from the remainder of its NHBC warranty. The property is presented in excellent condition and also benefits from gas central heating, double glazing, a double driveway and an open southerly rear aspect with superb views.

# THE LIVING ROOM



Internal accommodation is focused on a spacious living room which is bright and neutrally decorated. The living room has plenty of space for different furniture configurations which will give a new owner plenty of flexibility to create their ideal entertaining space.

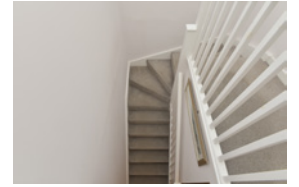
# THE KITCHEN/DINER



A generous dining kitchen runs the full width of the property and boasts French doors opening to the rear garden. The kitchen has a full range of base and wall-mounted units that are set against a tiled splashback. There is ample prep and storage space alongside a range of integrated appliances including a gas hob, an electric oven, a fridge freezer, and a dishwasher. Laundry facilities are in a separate utility cupboard located off the main hall. Ground floor accommodation is completed by a W.C.





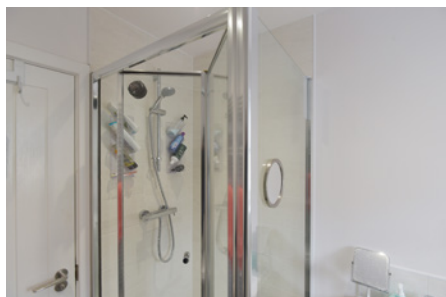
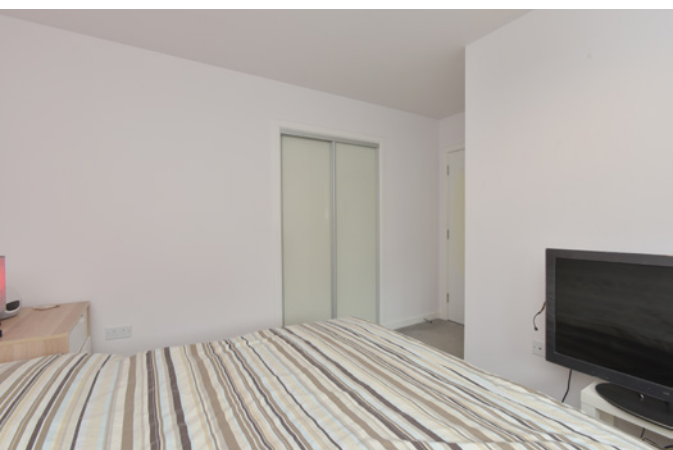


Climbing the stairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft for additional storage space. Bedroom one is the obvious master and has plenty of space for freestanding bedroom furniture alongside an integrated wardrobe. Bedroom one also benefits from an en-suite shower room which boasts natural light, partial tiling, and a white suite. Bedroom two is a further generous double with integrated wardrobes and also enjoys a superb view over the surrounding countryside. Bedroom three is a further double bedroom. Bedroom four is a generous single that could double as a fantastic home office. The accommodation is completed by the family bathroom which is partially tiled and has a contemporary white suite.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOMS 3 & 4





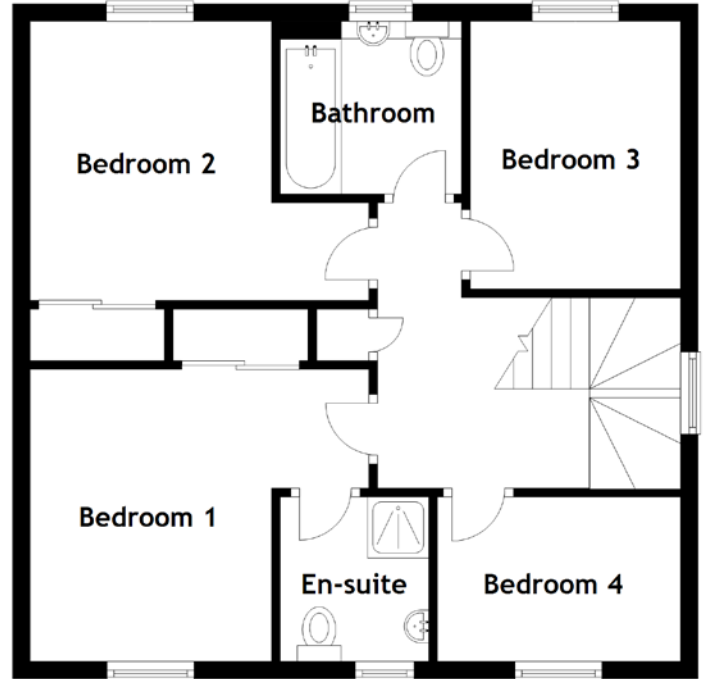
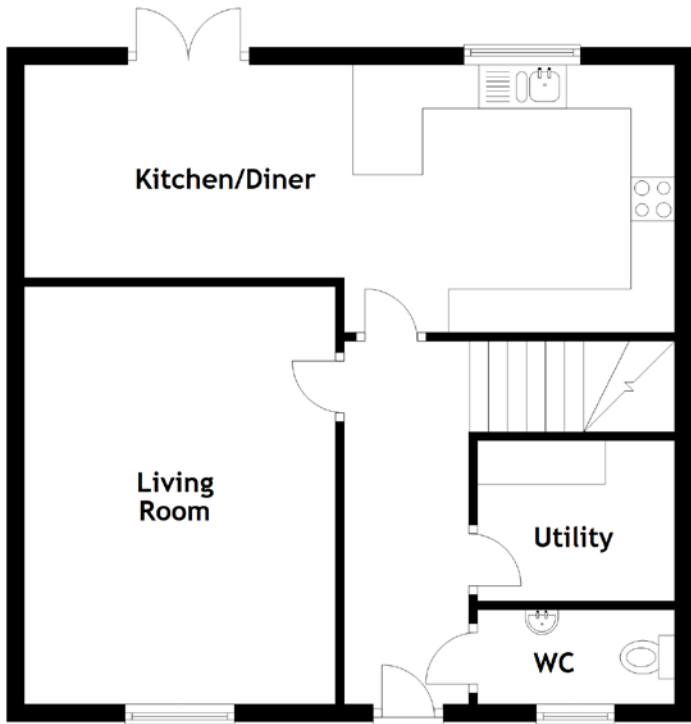
Externally, the property has a private front garden and a double driveway which are in keeping with neighbouring properties. The enclosed rear garden has a patio and a mature lawn. The garden has a southerly aspect with open views and gets the sun for the majority of the day in the summer months.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

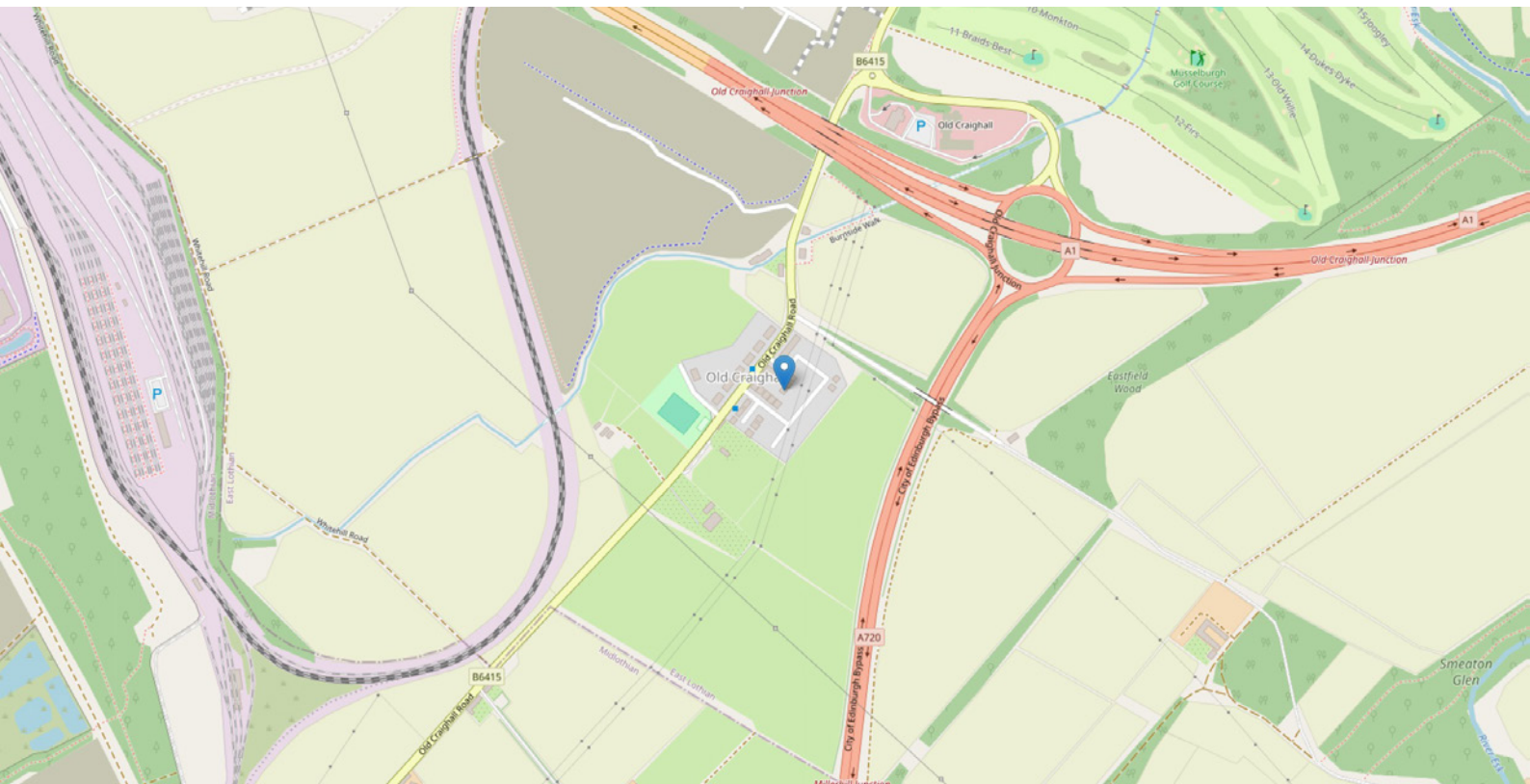


Approximate Dimensions (Taken from the widest point)

Living Room	4.79m (15'9") x 3.57m (11'9")
Kitchen/Diner	7.46m (24'6") x 3.07m (10'1")
Utility	2.26m (7'5") x 1.84m (6')
WC	2.26m (7'5") x 1.08m (3'7")
Bedroom 1	3.94m (12'11") x 3.34m (11')

En-suite	1.88m (6'2") x 1.70m (5'7")
Bedroom 2	3.89m (12'9") x 3.20m (10'6")
Bedroom 3	3.07m (10'1") x 2.41m (7'11")
Bedroom 4	2.79m (9'2") x 1.88m (6'2")
Bathroom	2.08m (6'10") x 1.98m (6'6")

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup> | EPC Rating: B





# THE LOCATION

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk.







It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but also links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Private and state schools are available at both primary and secondary levels. Loretto School caters for both day and boarding pupils and Queen Margaret University is also within easy reach of the property.



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