




McEwan Fraser Legal
 Solicitors & Estate Agents
 0131 524 9797

77 Whitecraig Avenue
 WHITECRAIG, MUSSELBURGH, EAST LoTHIAN, EH21 8PA



77 WHITECRAIG AVENUE

WHITECRAIG
MUSSELBURGH
EAST LoTHIAN, EH21 8PA

Location

The small town of Whitecraig is situated a little south of the A1 and less than two miles from the centre of Musselburgh. It is surrounded by open countryside and within easy reach of East Lothian's sandy beaches and golf courses. The town has developed over the years and provides a popular setting for commuters wishing to travel quickly and easily to Edinburgh city centre, approximately eight miles away, with a choice of rail or bus travel also available from nearby Wallyford.

There are local facilities including a school, Post Office, pub, restaurant and takeaway, with a wider range of facilities available at neighbouring Dalkeith, Musselburgh and Fort Kinnaird Retail Park at New Craighall which hosts a range of high street stores and major retail outlets.

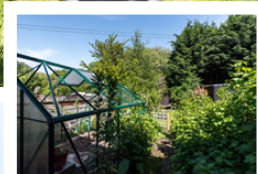
The Main House

An excellent opportunity has arisen to acquire this well presented two bedroom upper villa, well situated just outside Edinburgh. Viewing of this property is highly recommended. Internally the accommodation is in good decorative order, however, may benefit from slight modernisation.

The accommodation briefly comprises a private internal staircase leading to the entrance hallway with plenty of storage cupboards, kitchen, large living room, two generous sized bedrooms and a good sized family bathroom. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space, hob and oven which is sure to appeal to any aspiring chef.

There are two generous-sized bedrooms, both of which are flooded by natural light and allow space for additional free standing furniture if required. The large three-piece, part tiled family bathroom completes the accommodation.

This property also benefits from gas central heating, full double glazing, unrestricted residential parking, private drive and rear garden with shed.



SPECIFICATIONS

FLOOR PLAN & LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.85m (15'11") x 3.48m (11'5")
Kitchen	3.21m (10'6") x 2.68m (8'10")
Bedroom 1	4.09m (13'5") x 3.20m (10'6")
Bedroom 2	3.51m (11'6") x 2.89m (9'6")
Bedroom 3	3.81m (12'6") x 3.33m (10'11")
Bathroom	2.08m (6'10") x 1.83m (6')

Gross internal floor area (m²) : 89m² // EPC Rating : C

Extras (Included in the sale)

Blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



Image credit: <https://www.ordnancesurvey.co.uk/omaps/>


McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DEREK WEBSTER
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EAMONN MULLANE
Designer