



  
**McEwan Fraser Legal**  
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**10 Whitecraig Avenue**

WHITECRAIG, EAST LoTHIAN, EH21 8PE

# WHITECRAIG

*East Lothian, EH21 8PE*

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.

LOCATION IMAGES  
CARBERRYHOTEL



# 10 WHITECRAIG AVENUE

*Whitecraig*

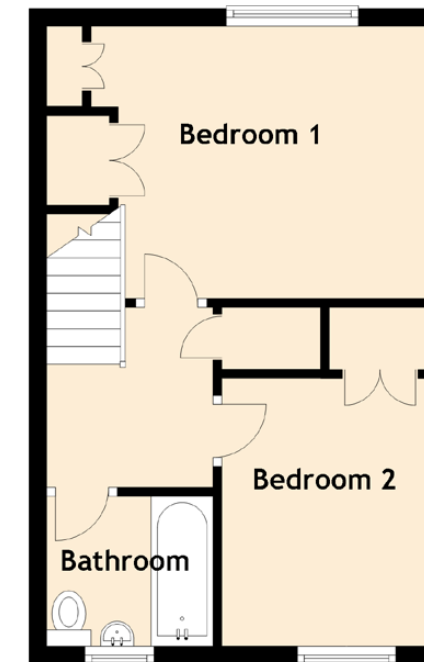
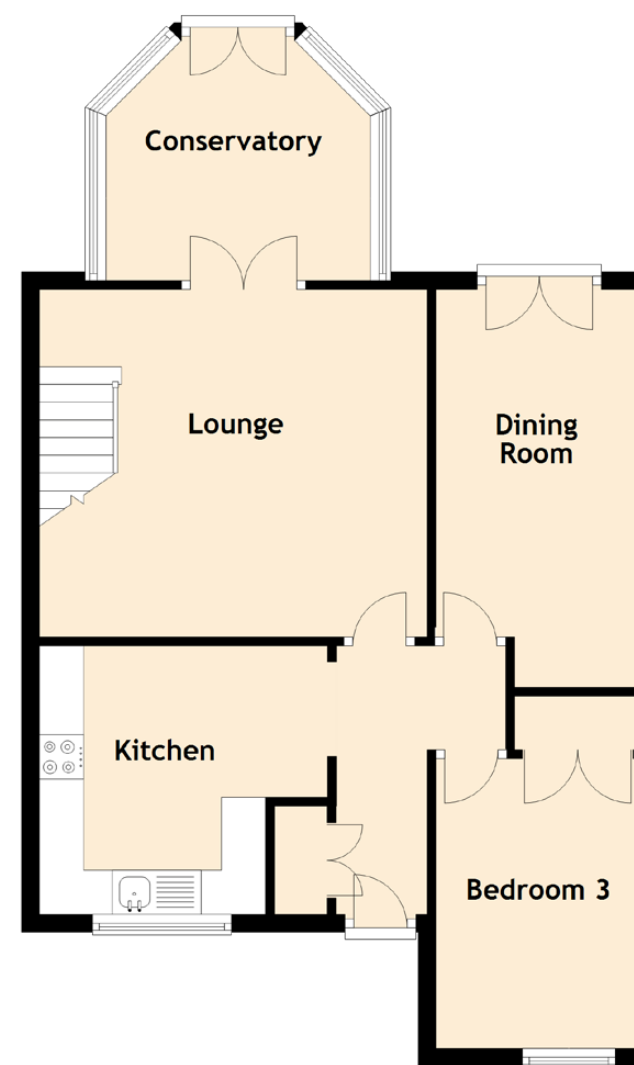
An ideal base for commuting into Edinburgh and surrounding areas. 10 Whitecraig Avenue is a beautiful and flexible three bedroom semi-detached villa situated within a modern estate made up of various type properties.

The property is in excellent, walk-in condition having been well cared for by its current owners and finished to a high specification standard. Each room is well proportioned with new double-glazed units and gas central heating recently installed throughout. Externally the property has an easily maintained garden with double driveway to the front, the rear has a beautiful and bespoke sunny landscaped garden, which is secure with laid lawn, shrubs and paved patio areas, Internally the property consists of an entrance hallway with storage, a comfortable and bright lounge that leads to the charming conservatory and sunny rear garden as a welcome addition. A modern white gloss fully fitted kitchen includes ample wall and base units, and integrated appliances including a fridge freezer, electric hob, oven and extractor hood. A separate dining room is ideal for formal entertaining and could be used as a fourth bedroom if required whilst providing french doors to garden. A double bedroom with built-in wardrobes completes the ground floor. Upstairs the property has a large storage cupboard and two additional double bedrooms, both have handy built-in storage, a fresh partially tiled family bathroom with a white suite and an electric and hand shower. It is also worth noting, the property benefits from a partially floored loft providing additional storage.

Early viewing is advisable as this property is expected to be popular with a variety of buyers, particularly those looking for the ideal base to commute to the many surrounding areas.



## BEDROOMS & BATHROOM



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.37m (14'4") x 3.76m (12'4")
Kitchen	3.25m (10'8") x 3.03m (9'11")
Dining Room	4.49m (14'9") x 2.30m (7'7")
Conservatory	2.98m (9'9") x 2.71m (8'11")
Bedroom 1	3.77m (12'4") x 3.07m (10'1")
Bedroom 2	3.02m (9'11") x 2.36m (7'9")
Bedroom 3	3.27m (10'9") x 2.30m (7'7")
Bathroom	1.88m (6'2") x 1.69m (5'7")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>

EPC Rating: C

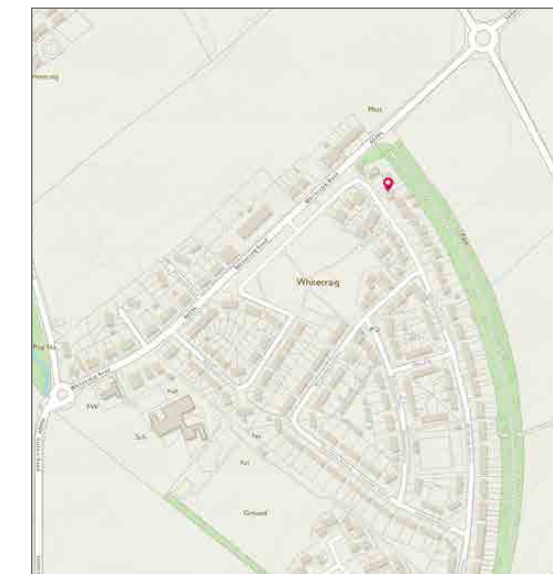


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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Text and description  
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