

20 Shavelin Drive

NEWCRAIGHALL, MUSSELBURGH, EAST LoTHIAN, EH21 8SS



*STUNNING FOUR BEDROOM
MODERN HOME*



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McEwan Fraser is delighted to present this stunning four-bedroom family detached house to the market. The property is located in a brand new development by Avant Homes who are renowned for the originality of their designs and superb contemporary interiors. The property has been finished to an exacting standard and is offered to the market chain free and in immaculate walk-in condition. Built in the style of the 'Norbury' house type, this beautifully designed home offers an array of bright, spacious and airy apartments formed over two levels.

As a new build, the property is energy-efficient and cost-effective to run. The property will also enjoy the remainder of its NHBC warranty for extra peace of mind.

The ground floor accommodation comprises a welcoming reception hallway with a staircase leading to the upper floor level, a cloakroom with a two-piece suite, a formal lounge to the front and a spacious open plan kitchen/dining/family room to the rear.





Avant Homes are known for their eye-catching kitchens which include integrated appliances. The kitchen also features double-glazed bi-fold doors leading to the rear gardens and is sure to become the heart of the home.





kitchen/diner



On the upper floor, there is a great-sized landing with a study area and four double bedrooms. The sizeable master bedroom has quality sliding-door wardrobes, superb floor space for a full suite of bedroom furniture, and further benefits from a stylish en-suite shower room. The upper floor is also serviced by way of a good-sized modern fitted family bathroom.





bedroom 2





bedroom 3



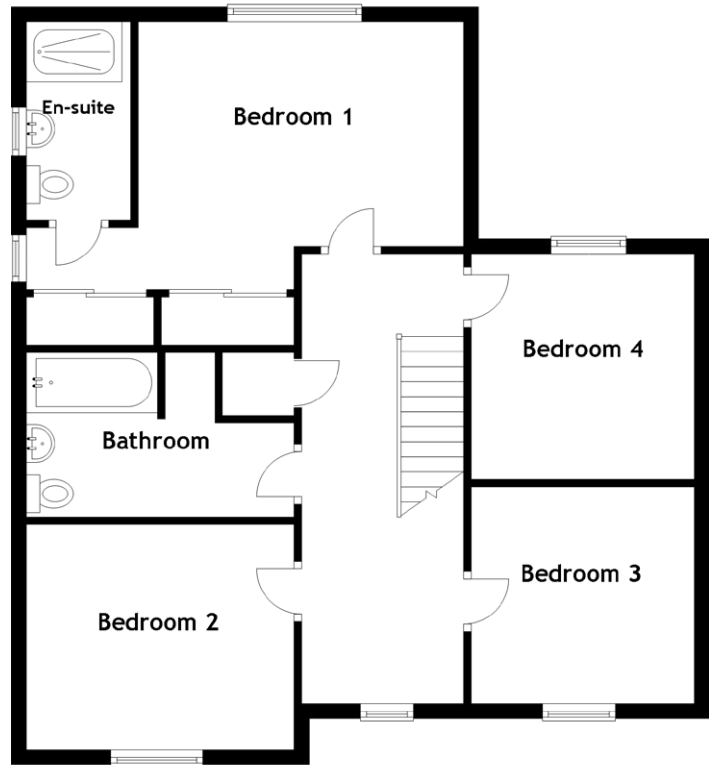
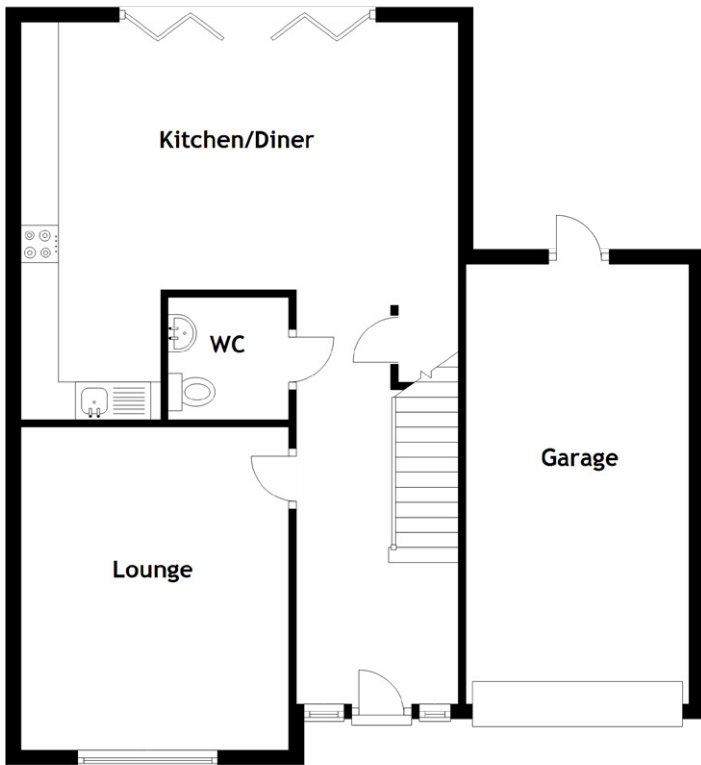


bedroom 4



the bathroom





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.82m (19'1") x 3.56m (11'8")	Bedroom 3	2.97m (9'9") x 2.88m (9'6")
Lounge	4.30m (14'1") x 3.56m (11'8")	Bedroom 4	3.00m (9'10") x 2.97m (9'9")
WC	1.63m (5'4") x 1.60m (5'3")	Bathroom	3.56m (11'8") x 2.19m (7'2")
Garage	5.85m (19'2") x 2.97m (9'9")	Gross internal floor area (m ²): 128m ²	
Bedroom 1	4.33m (14'2") x 3.56m (11'8")	EPC Rating: B	
En-suite	2.64m (8'8") x 1.39m (4'7")		
Bedroom 2	3.56m (11'8") x 3.00m (9'10")		



Features of this wonderful home include gas central heating, quality double glazing including Bi-fold doors, a mono-bloc driveway and an integral garage. There is also a large, fully enclosed, rear garden.



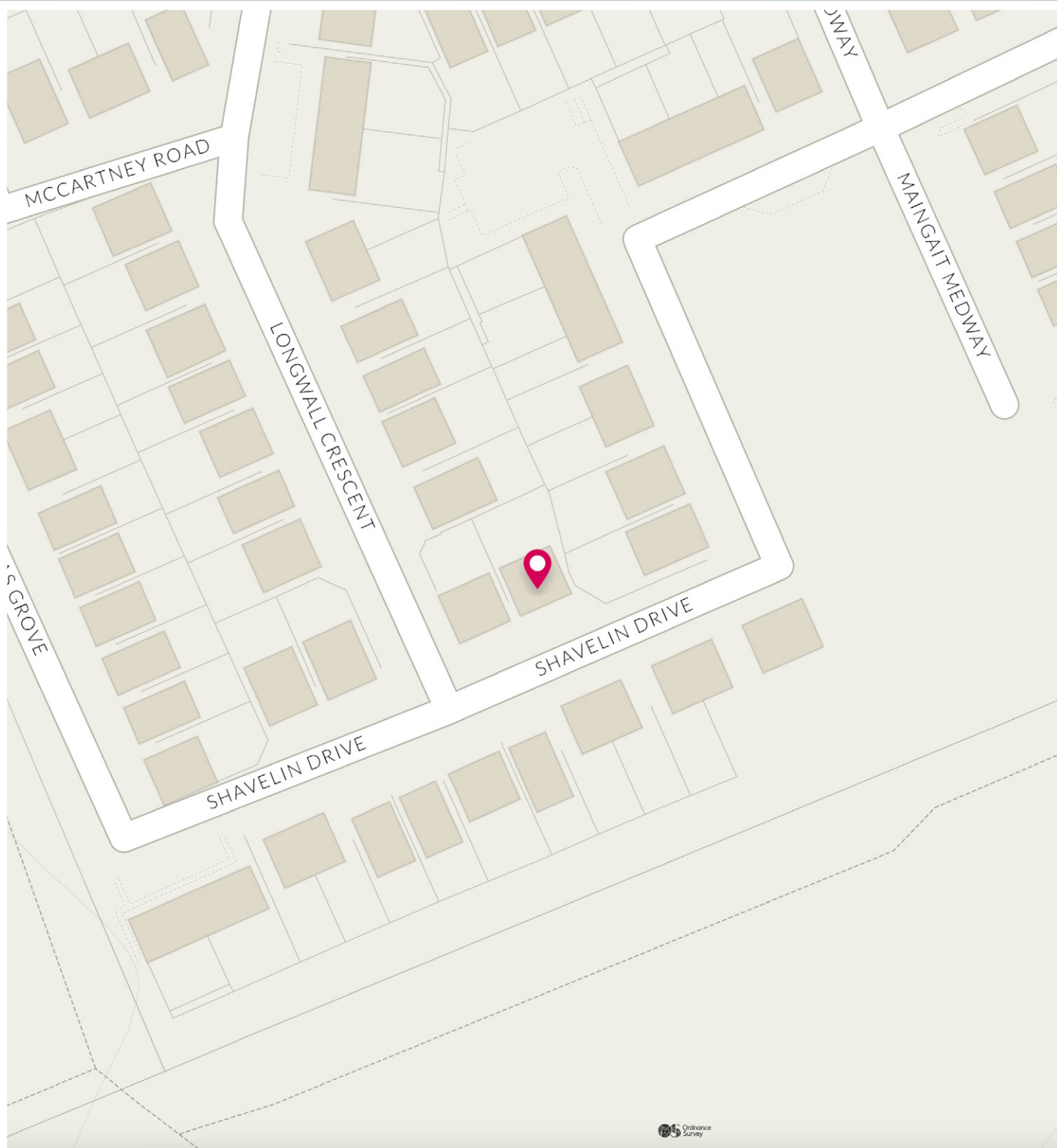




Newcraighall is a suburb located to the south of the city and sits adjacent to Musselburgh. There is a local train station and excellent road and bus links.

The popular and historic coastal town of Musselburgh, situated just East of Edinburgh on the shores of the Firth of Forth is surrounded by picturesque countryside and sprawling green spaces and boasts delightful walks along the river, promenade and nearby beaches. The area is well served with a vast selection of first rate golf course, leisure facilities including the famous racecourse, theatre, swimming pool/sports centre and a modern gym. Musselburgh has a vast array of local shops, artisan cafes and restaurants on its doorstep with a wide range of supermarkets within easy reach.

Fort Kinnaird which enjoys a wide range of large high street brands, restaurants and cinema is handily located. The area further profits from ample bus service making the area ideal for commuters. Highly regarded nurseries, primary and secondary schools are close by as well as Queen Margaret University making Musselburgh an enviable and highly sought after location.



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