

17 Craighall Avenue

MUSSELBURGH, EAST LOTHIAN, EH21 8FP



A BRIGHT AND SPACIOUS THREE-BEDROOM END-TERRACED HOME



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McEwan Fraser Legal is delighted to present this bright and spacious three-bedroom end-terraced house, quietly positioned within an attractive modern development and offering well-proportioned accommodation, excellent outdoor space and ample parking. Presented in good order throughout, the property would make an ideal home for first-time buyers, couples or a young family.

The ground-floor accommodation is centred around a generous living room which offers plenty of space for a range of furniture configurations.

The Property

To the rear, the spacious dining kitchen is fitted with an excellent range of wall and base-mounted units and provides ample room for a dining table. Appliances include a fridge/freezer, gas hob, oven, dishwasher and washing machine (included in the sale), while the boiler is neatly housed within a dedicated cupboard. Patio doors open directly onto the rear garden, creating a natural extension of the living space during the warmer months. A useful ground-floor WC completes the accommodation on this level.









Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in storage and its own en-suite shower room, while the remaining bedrooms provide flexible accommodation suitable for children, guests or those looking to create a home office. The family bathroom completes the first floor and is fitted with a bath, WC and heated towel rail.

The property further benefits from gas central heating, double glazing and solar panels, helping to improve the overall energy efficiency of the home and potentially reduce ongoing energy costs.



Bedroom 2



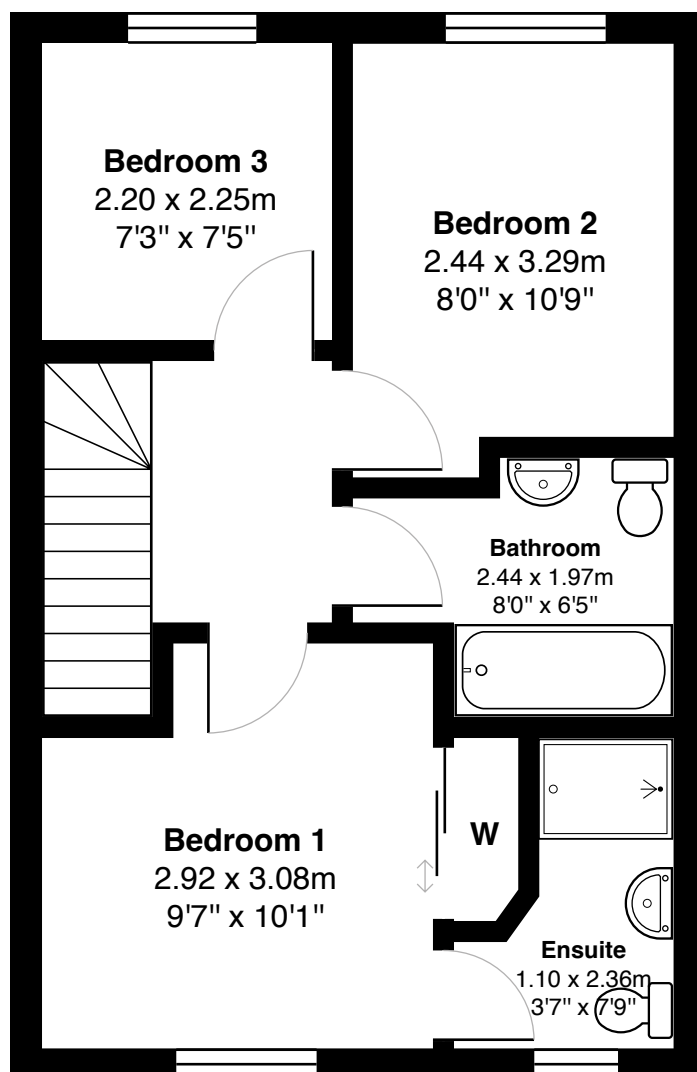
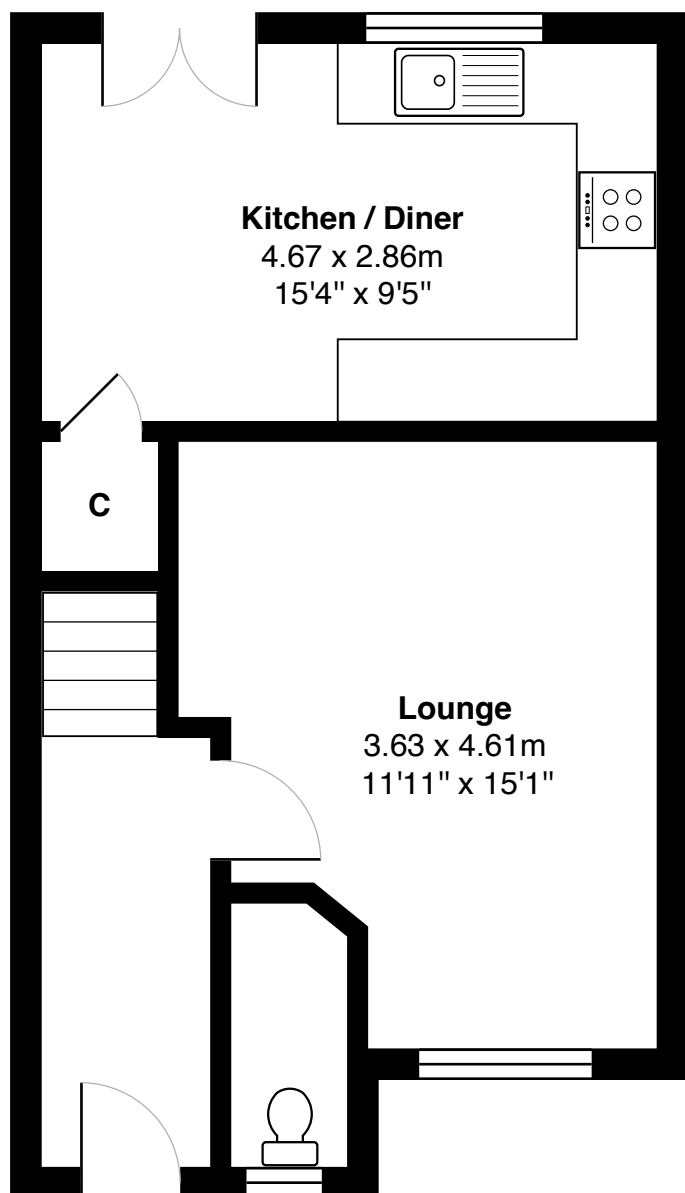


Bedroom 3









Gross internal floor area (m²): 74m²

EPC Rating: B



Externally, one of the property's real strengths is the good-sized, fully enclosed rear garden. Predominantly laid to lawn and including a useful garden shed, it provides an excellent secure outdoor space for children, pets, entertaining or simply enjoying the better weather. Ample parking is also available within the development.

Combining generous accommodation, a private garden, energy-efficient features and a quiet position with convenient access to the town's varied amenities and the A1, this is an excellent modern home which should appeal to a broad range of buyers.

The Property



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 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 Racecourse is just minutes away, as are the delightful open spaces of Levenhall Links.



Image credit: <https://www.openstreetmap.org/>

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