



The Fulton Semi, Carberry Grange, Whitecraig, EH21 8PG [www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

## About Fulton Semi:

A wonderful semi detached home, where the lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room where French doors keep the room light and airy and make outdoor meals a tempting option. One of the three bedrooms features an en-suite shower and built-in wardrobe, and there is a useful storage cupboard on the landing.

## Key Features:

- Semi-detached home
- Feature entrance canopy
- Open plan kitchen dining area
- Separate lounge
- French doors to garden
- Downstairs WC
- Principal bedroom en-suite
- Built-in wardrobe to principal bedroom
- Handy storage
- Flexible home office space
- 10-year NHBC warranty
- Energy-efficient

\* Images include optional upgrades at additional cost. Images are of a Showhome demonstrating the potential of this home.

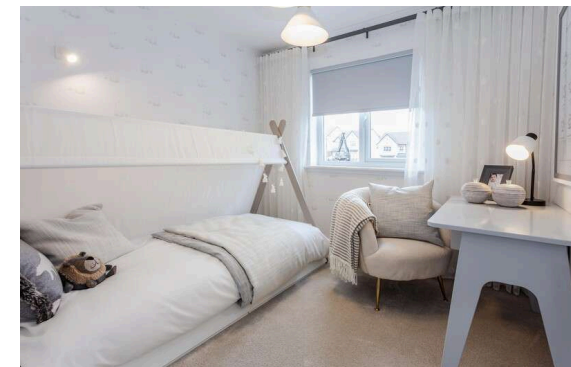
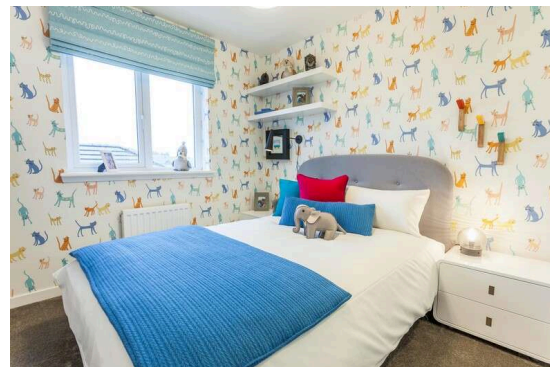
## Location

Located in the village of Whitecraig in beautiful East Lothian, a short walk from Musselburgh via the historic village of Inveresk lies Carberry Grange. We're building a beautiful range of energy-efficient three, four and five-bedroom homes from our latest portfolio, designed with modern family living in mind. With Musselburgh and Dalkeith on your doorstep, and easy access to Edinburgh, this development is ideally located for all of your leisure and entertainment needs.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - B



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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