



25 Deantown Drive, Whitecraig, East Lothian, EH21 8NT

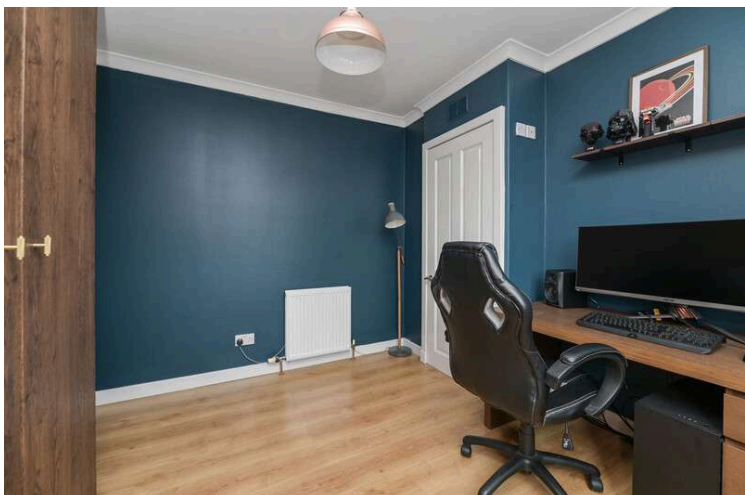
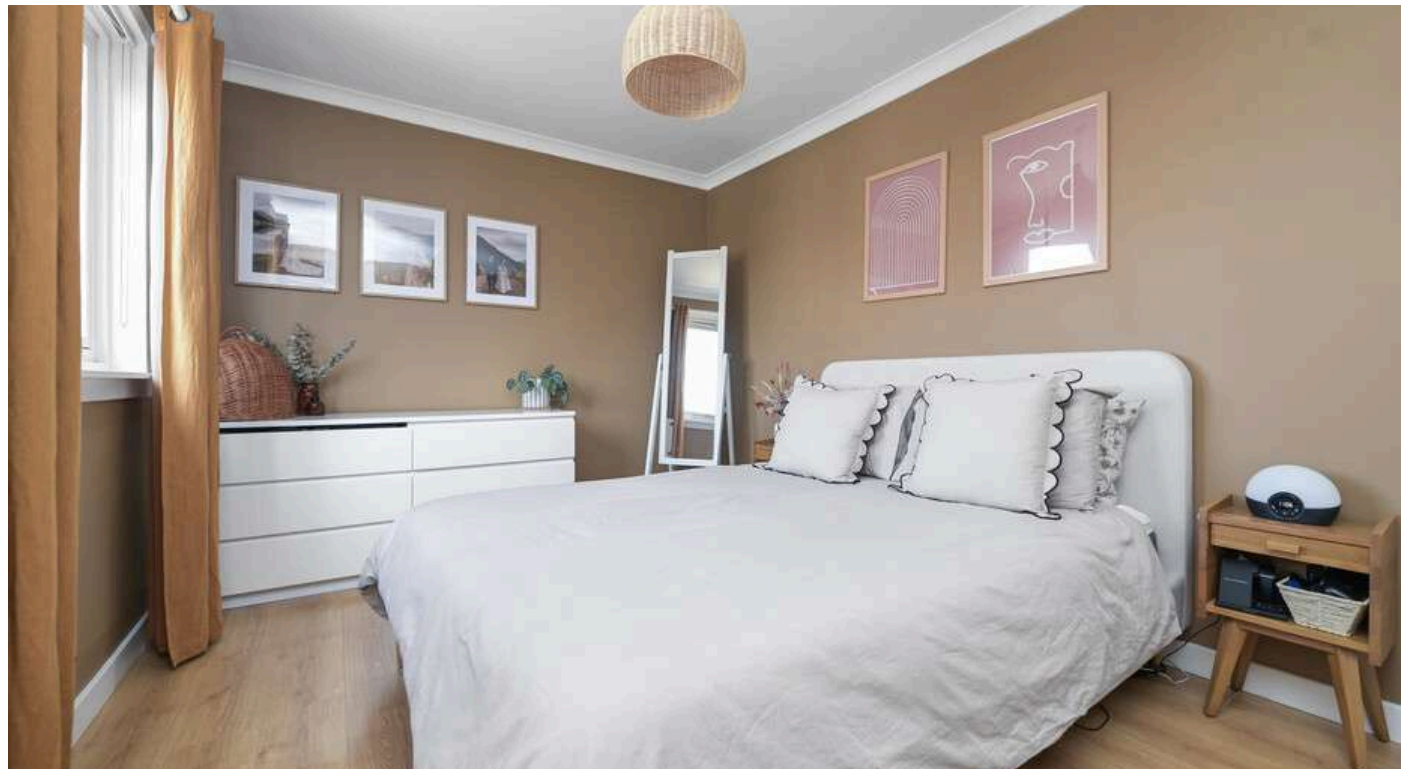
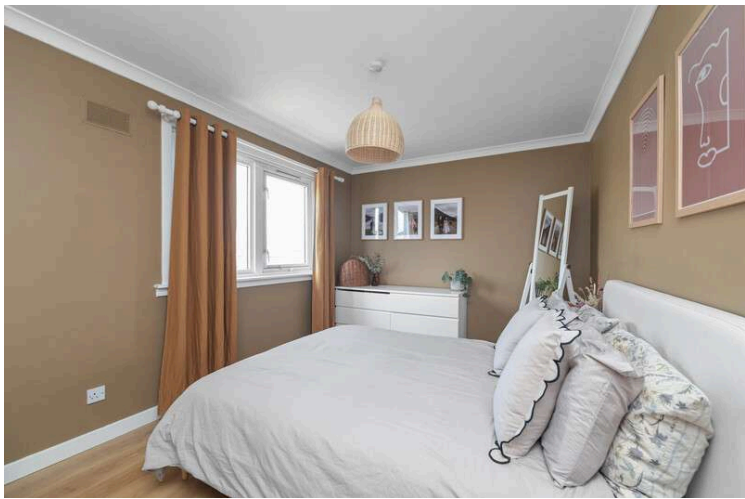
www.mcdougallmcqueen.co.uk



Lovely family home or first-time purchase. McDougall McQueen are delighted to present to the market this gorgeous two-bedroom terraced house, set in a popular yet quiet residential area in the lovely East Lothian village of Whitecraig near Musselburgh. Conveniently located and within walking distance of all local amenities, it is thought this property will make the ideal family home or first-time property investment. The accommodation is spacious and is presented in walk-in condition. There is a two-car driveway and garden to the front with the rear garden grounds providing the ideal space for entertaining and relaxation. This ideal family home and its location, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Hallway with under stair storage and stairs to the upper level
- Spacious living and dining room with windows to the front and rear, living flame gas fire and feature fire surround
- Fitted kitchen with a range of wall and base units, five ring gas hob, extractor, and oven with the fridge and dishwasher included
- Upper hallway with loft access
- Main bedroom with window to the front and shelved

- display storage with hidden store cupboard behind
- Bedroom two with window to the rear, airing cupboard and to include the wardrobes
- Family bathroom with three-piece white suite with shower over the bath, shower screen, wc and sink with vanity unit
- Gas central heating and double glazing
- Private front and rear gardens
- Driveway



Location

The property is situated in Whitecraig which is a small village on the outskirts of Musselburgh and is also close to Dalkeith and to the village of Wallyford. Whitecraig has some facilities to cater for day to day needs with Musselburgh offering a comprehensive range of amenities, including a variety of specialist shops, a large Tesco supermarket, banking, building society and Post Office services and well-known ice cream shops. Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, and a large Asda Hypermarket are also close by. Musselburgh also has a theatre, a variety of bars and restaurants and a range of leisure pursuits from riverside walks to sailing, fishing, Musselburgh Racecourse and a variety of golf courses including Musselburgh Old Golf Course. There is also a sports centre with swimming pool and Bannatynes Health club at nearby Newcraighall. Schooling is well represented in the area and the Queen Margaret University campus is nearby and it also has sports facilities. Wallyford train station provides links to Edinburgh and beyond. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks.

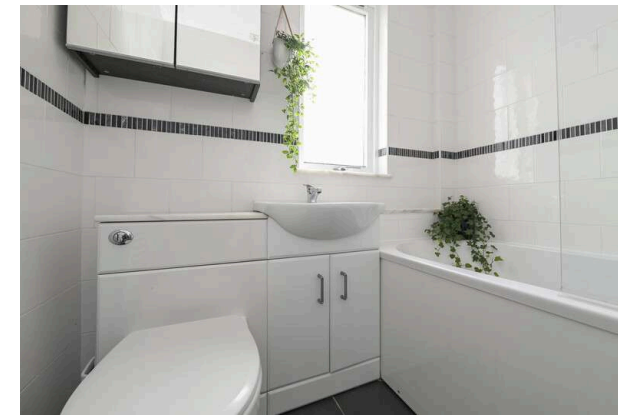
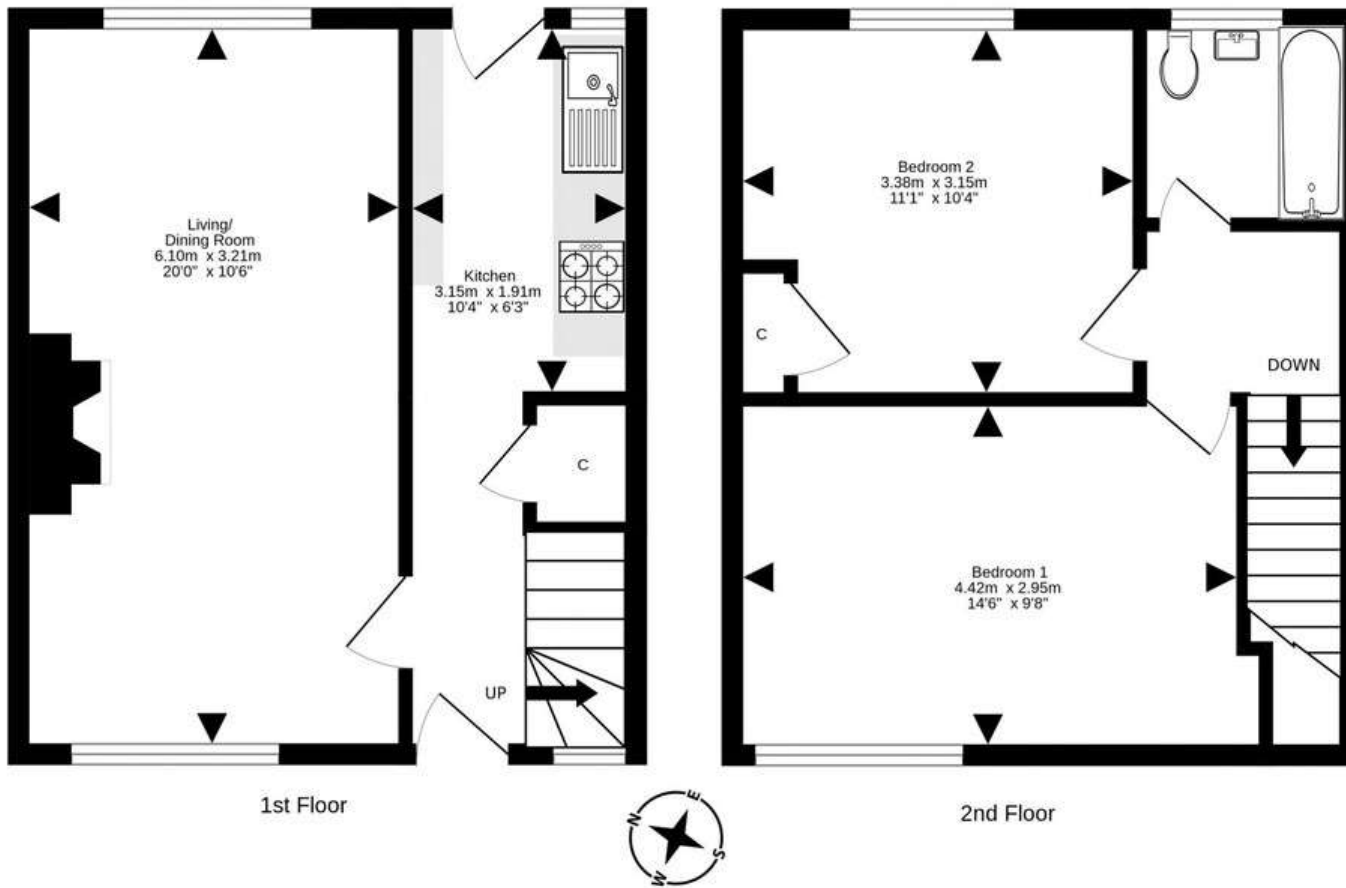
Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, dishwasher, fridge, and wardrobes in the second bedroom. Large shed/workshop (currently used as a gym). No warranty applies to any integrated appliance, free standing white good or any other movable item included in the sale. Other items may be available by negotiation.

Price & Viewing

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

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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.

