

# 35 Deantown Drive Whitecraig, EH21 8NT

OFFERS OVER £130,000



drummondmiller



- Well proportioned, main door upper flat
- Hall, Living room
- Fitted kitchen/diner
- Two double bedrooms
- Shower room
- Gas central heating and double glazing
- Private gardens to side & rear. Gated driveway
- EPC Band D, Council tax band B

### Description

This is a rarely available, well-proportioned (71m sq) main door upper flat. The property requires some cosmetic upgrading but benefits from gas central heating and double glazing throughout. The accommodation comprises an entrance hall with two generous storage cupboards, front facing livingroom with gas fire and storage cupboard, fitted kitchen/diner with cupboard containing the water tank, large front facing double bedroom with storage cupboard, rear facing double bedroom with storage cupboard and a fully panelled shower room with two piece modern white suite and separate walk in shower cabinet with electric shower, curtain and rail.





### Location

The village of Whitecraig is situated a little south of the A.1 and less than 2 miles away from the centre of Musselburgh. It is surrounded by open countryside bordering the River Esk and is within easy reach of East Lothian's fine sandy beaches. Whitecraig has developed in recent years through modern development and provides a quiet setting for commuters wishing to travel quickly and easily to Edinburgh City Centre (approximately 8 miles away). There are local facilities including a school, post office, shop, bar/restaurant, cycle routes and regular bus services. A wider range of facilities are available at neighbouring Dalkeith, Musselburgh and at Fort Kinnaird retail/leisure park.

### Gardens and parking

There is a gated driveway which has been chipped and provides off street parking. To the rear is a larger, enclosed garden with lawn, fruit trees, chipped area and wooden shed.

### Extras

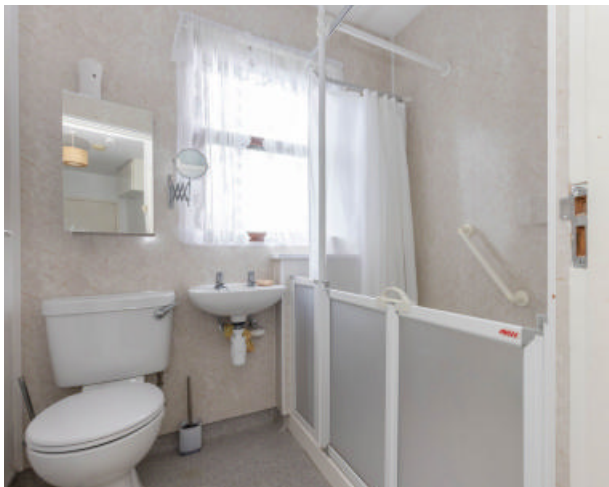
The fitted floor coverings, curtains, blinds, electric cooker, automatic washing machine and fridge/freezer are included within the sale price.

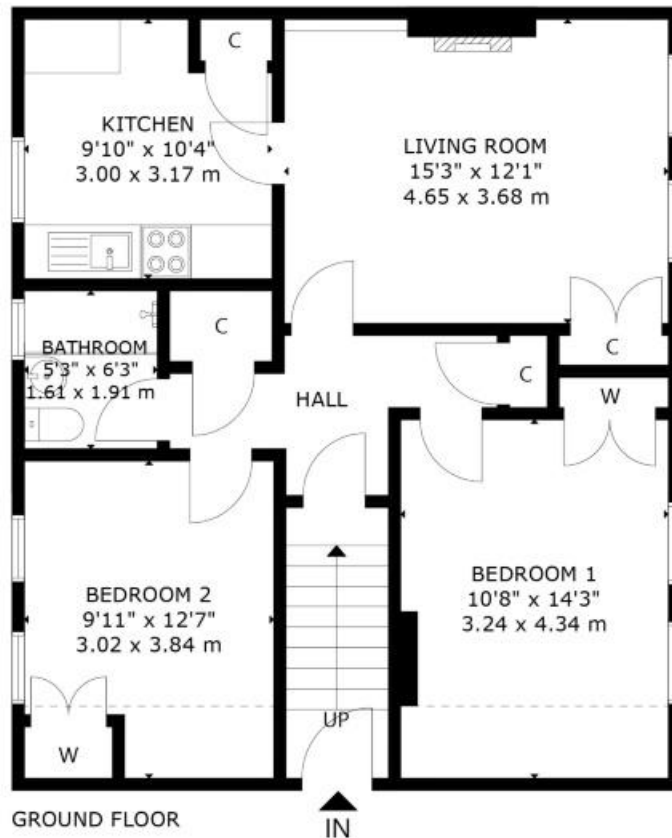
### Home Report

The property is valued at £135,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment via Agents 0131 665 3131





GROUND FLOOR

35 DEANTOWN DRIVE, WHITECRAIG, EH21 8NL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 772 SQ FT / 72 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
 Copyright © Nest Marketing  
[www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)



drummondmiller