



I Bauld Drive
Musselburgh, EH21 8RQ

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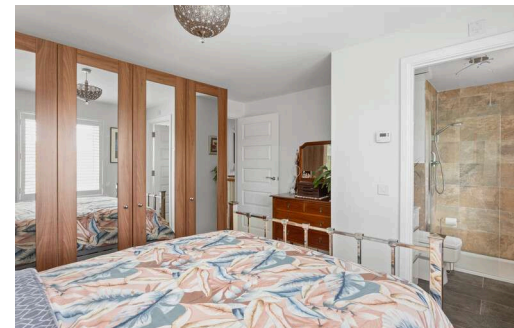
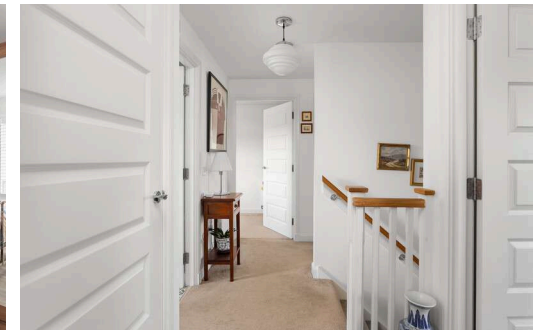
"1 Bauld Drive is an immaculately presented four bedroom detached house, offered in move-in condition"

- ENTRANCE HALL
- LIVING ROOM
- SITTING ROOM
- DINING KITCHEN
- CONSERVATORY
- UTILITY ROOM
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BEDROOM 4 / STUDY
- ENSUITE SHOWER ROOM
- BATHROOM
- FRONT & REAR GARDENS
- DRIVE-WAY
- UNRESTRICTED STREET PARKING









LOCATION

Newcraighall is a popular, thriving and vibrant residential area located to the east of the city centre. Within easy reach there is a wide selection of High Street shopping at Fort Kinnaird Retail Park and an Asda Superstore.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Newcraighall railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided close by with Jack Kane Leisure Centre, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses, health & fitness clubs at Bannatyne's, Puregym and the King's Manor Hotel and outdoor bowling clubs. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.

DESCRIPTION

1 Bauld Drive is an immaculately presented, four bedroom detached house offering family sized accommodation in genuine move-in condition.

Situated in a modern and popular development, the property comprises: welcoming entrance; bright and spacious living room with understair cupboard; sitting room with box room/ storage off; stylish fitted kitchen with integrated appliances, dining area and patio doors leading to rear garden; useful utility room with WC off; conservatory with patio doors access to rear garden; carpeted stair to upper landing with cupboard off and partially floored attic space with drop down ladder and light; double bedroom 1 with contemporary ensuite shower room; double bedroom 2 with built-in mirrored wardrobe; rear facing double bedroom 3; bedroom 4 / study and family bathroom with mains operated shower over bath.

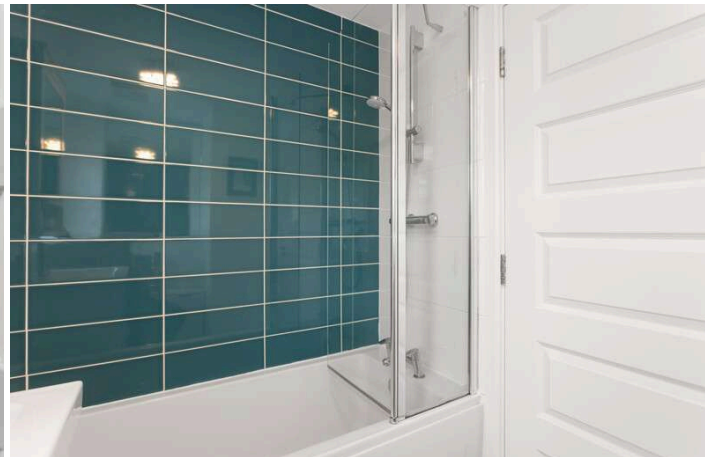
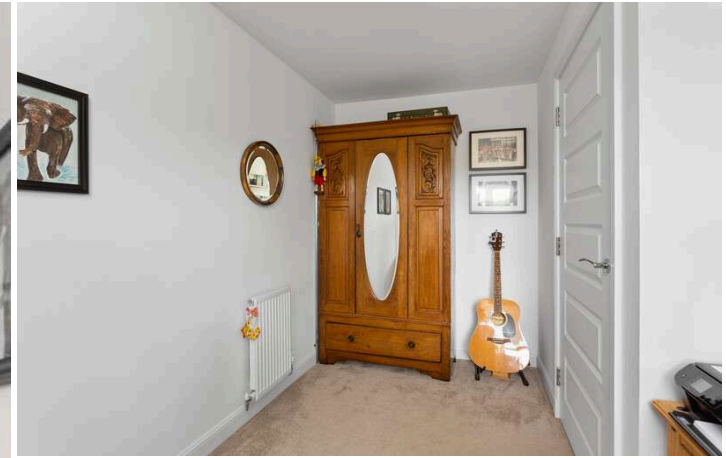
Further benefits include: gas central heating; double glazing; front garden laid to lawn with mature borders; driveway with space for two vehicles; side gate leading to enclosed rear manicured garden laid to lawn with beautiful, colourful borders and patio area; unrestricted street parking; excellent local amenities with Fort Kinnaird a short walk away and great transport links.

EPC RATING

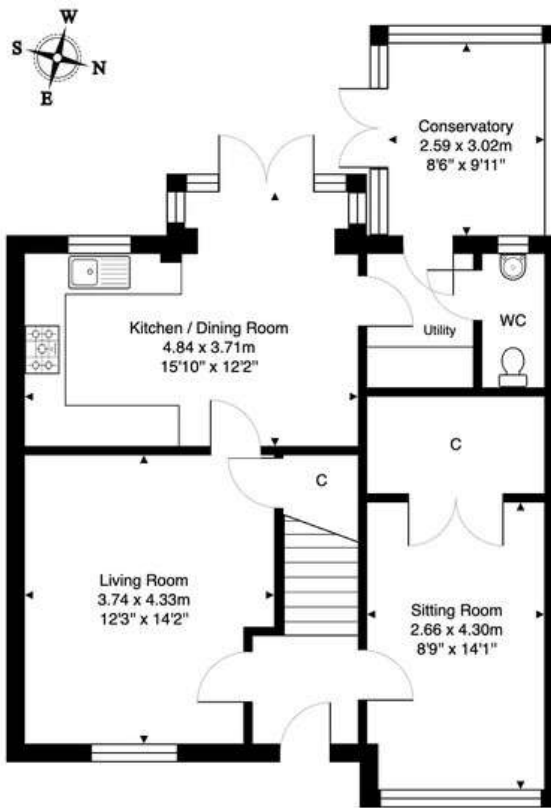
The energy efficiency rating for this property is band C

1 Bauld Drive, Newcraighall, Musselburgh, EH21 8RQ





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

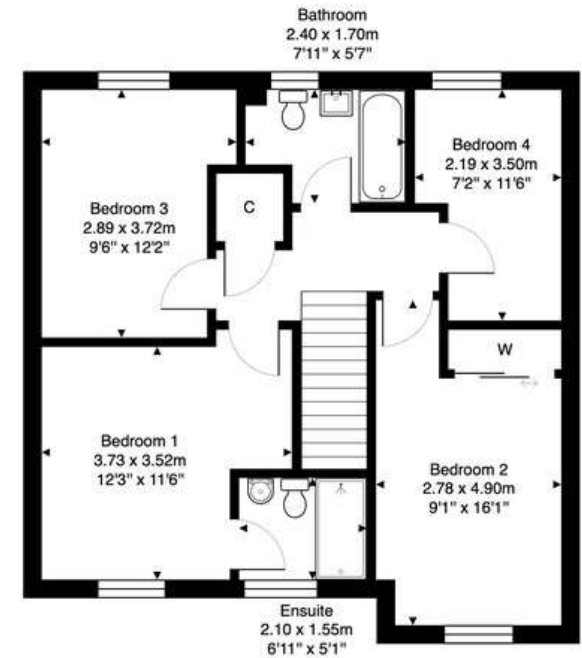


Ground Floor

1 Bauld Drive, Newcraighall, Musselburgh, EH21 8RQ

Total Area: 127.7 m² ... 1375 ft²

All measurements are approximate and for display purposes only



First Floor

266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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