



boyd property

3 Carberry Mews
WHITECRAIG, MUSSELBURGH | EH21 8NH

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Description

This well-presented and spacious, three-bedroom, semi-detached house with a multi-vehicle driveway to the front is located within the established residential village of Whitecraig, East Lothian. Offering flexible family accommodation over two storeys. The accommodation briefly comprises an entrance porch with a built-in cupboard, a bright lounge with a feature fireplace, a contemporary fitted kitchen/dining room with sliding doors to the peaceful conservatory offering lovely views over the rear garden. There is a useful utility room off the kitchen and downstairs bedroom with a walk-in shower cubicle and separate en-suite comprising a WC and sink. A carpeted staircase leads to the upper landing which gives access to two further double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing and an enclosed, landscaped rear garden that features a mix of lawn, paved and gravel pathways and is bordered with mature shrubbery. Viewing is highly recommended to fully appreciate the size and standard of accommodation on offer.

Location

The small village of Whitecraig is situated just three miles south of Musselburgh and is adjacent to the A1 for excellent commuting links, with regular public transport also available from the main street. Set in the Edinburgh green belt, the surrounding open countryside provides pleasant walkways and cycle tracks. Fort Kinnaird Retail Park hosts major high-street retailers, whilst Musselburgh offers more local shopping and amenities, along with plenty of pubs, restaurants, and cafes, as well as the highly regarded Brunton Theatre, Musselburgh Racecourse, a sports centre with swimming pool, a choice of golf courses, and pleasant walks in the town, around the harbour, and along the river Esk.

Extras

All fitted floor coverings and integrated appliances in the kitchen.

Price & Viewing

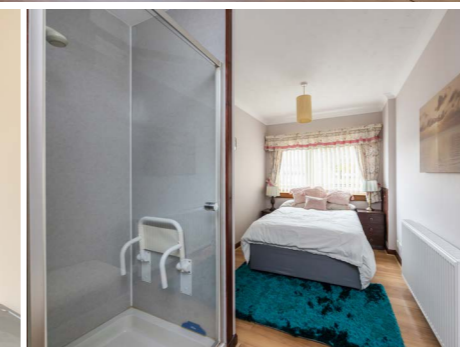
For price and viewing information contact Agents.

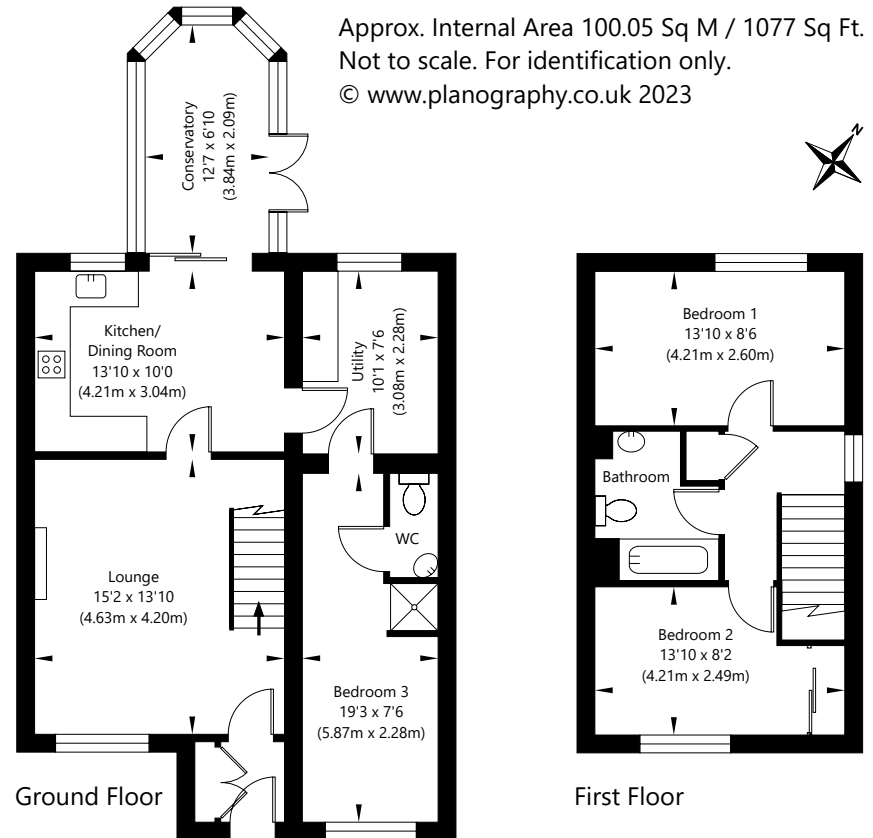


Features

- Entrance porch
- Lounge
- Kitchen/Dining room
- Utility room
- Conservatory
- 3 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Multi-vehicle driveway
- Private garden to the rear

“ A well-presented and spacious, three-bedroom, semi-detached house with a multi-vehicle driveway to the front and private garden to the rear. ”





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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 part of 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.