



RALPH SAYER
SOLICITORS & ESTATE AGENTS

12 Whitecraig Avenue

Whitecraig, East Lothian, EH21 8PE

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This semi-detached house in Whitecraig offers two reception areas, a kitchen, three bedrooms, two bathrooms, and an en-suite WC, all enhanced by attractive, modern interiors, accompanied by a good-sized garden and a private driveway. The home is sure to appeal to young families, professionals, couples, and rental investors alike. Close to village amenities including everyday shops, a primary school, and transport links, a short journey from Musselburgh with more extensive amenities, the coast, and open green spaces. The heart of the capital is also easily reached, perfect for commuting city workers.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- Semi-detached house in Whitecraig
- Entrance hall with storage
- Living room with adjoining versatile conservatory
- Modern kitchen
- Principal bedroom with en-suite WC
- Two further bedrooms
- Bathroom and separate shower room
- Private rear garden
- Private front driveway
- Gas central heating system
- Double-glazed windows
- EPC Rating - C | Council Tax Band - D





Semi-detached house in Whitecraig offering well-presented, modern interiors, three bedrooms, spacious living areas, and two bathrooms



Let us help you find your next
dream property!



RALPH SAYER
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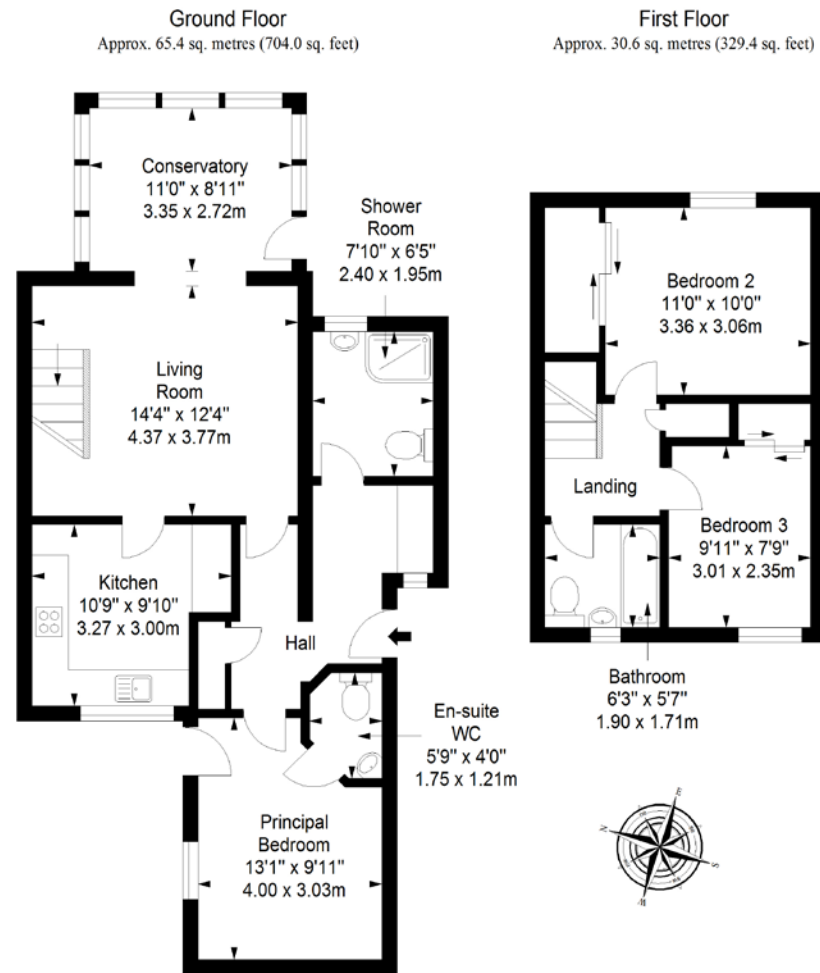
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 96.0 sq. metres (1033.4 sq. feet)