

**50 Whitehill Street
Newcraighall, EH21 8RA**

OFFERS OVER £305,000



drummondmiller



- Charming, well proportioned, C-listed mid terraced cottage
- In “move in” condition
- Hall, livingroom modern fitted kitchen/diningroom
- 2 double & 1 single bedroom
- Stylish modern shower room
- Gas central heating. Partial secondary glazing
- Enclosed private garden to rear. On street parking
- EPC Band D, Council tax band D

Description

Located in the small village of Newcraighall, this charming, well proportioned grade C-listed mid-terrace cottage, offers immaculately presented accommodation with a generous fully enclosed rear garden. Benefiting from gas central heating and partial secondary glazing, the accommodation comprises, an entrance vestibule with storage, L-shaped hall with hatch and Ramsey style ladder to the attic, bright front facing livingroom with twin recessed windows and feature fireplace, modern fitted kitchen/diningroom with integrated appliances, two double bedrooms, both with storage, a single bedroom, currently used as a home office/study, rear hall with storage cupboard and door to the garden and finally, a stylish fully tiled shower room with modern two piece white suite and walk in glazed shower.





Location

Newcraighall is a popular village on the outskirts of East Edinburgh and the historic coastal town of Musselburgh. Within the village is a local shop and only minutes away more extensive retail facilities are located at Fort Kinnaird which includes a Marks and Spencer and other major stores. There is a park and ride and train station offering excellent commuter links, with the A1 easily accessible, linking with the city bypass and ultimately motorway connections and Edinburgh airport. Leisure facilities include a modern private gym while Musselburgh, surrounded by unspoilt countryside, offers delightful walks along the river, promenade, Links and other recreational areas, as well as boasting the famous Musselburgh Racecourse, a choice of golf courses, theatre and harbour.

Gardens and parking

The property has a fully enclosed rear garden which is on two levels with a large paved patio, lawn, established flower beds containing a variety of plants, shrubs and trees and a wooden shed which is included within the sale price. There is on street parking available within the surrounding streets.

Extras

All the fitted floor coverings, blinds, integrated gas 5 ring hob, oven, microwave, dishwasher, fridge/freezer and garden shed are all included within the sale price.

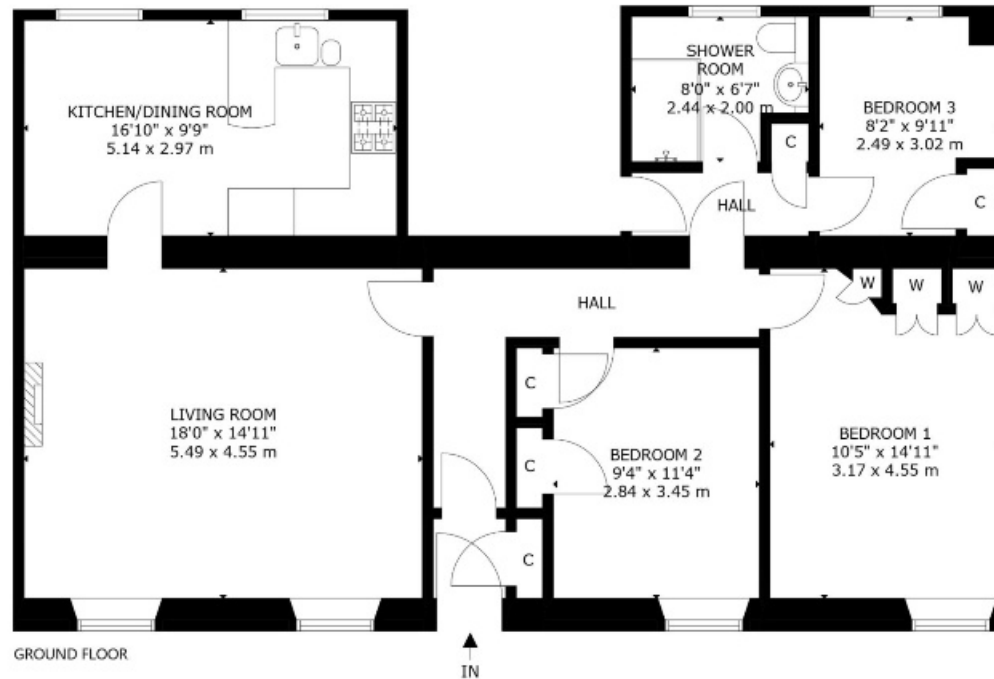
Home Report

The property has been valued at £310,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment telephone selling agents on 0131 665 3131





50 WHITEHILL STREET, EH21 8RA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,038 SQ FT / 96 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

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
dm-property.com

