

**34 Craighall Avenue  
Musselburgh, EH21 8FQ**

**FIXED PRICE £320,000**



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- Well proportioned, modern detached villa
- Entrance hall, Livingroom
- Modern fitted kitchen/diningroom, WC
- Three bedrooms, one en suite
- Modern family bathroom
- Gas central heating, double glazing, solar panels
- Gardens to front & rear. Integrated single garage and driveway
- EPC Band B, Council tax band F

### Description

This is a modern, well proportioned (98m sq) detached villa within this new build estate close to the A1, railway station and Queen Margaret University. The property is in excellent decorative order and benefits from gas central heating, solar panels and double glazing throughout. Accommodation comprises reception hall, front facing livingroom, modern fitted kitchen/diningroom with appliances and French doors to the garden, internal WC with two piece white suite. Upstairs is the master bedroom with fitted wardrobes and a part tiled en suite shower room, two further bedrooms and finally, a stylish modern, part tiled family bathroom.







### Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens and parking

There is a well maintained, front garden with lawn and a driveway with space for two cars which leads to the integrated single garage with up and over front door, power, light and shelving. There is a larger fully enclosed, rear garden which has a paved patio, lawn, raised wooden planters and a wooden shed.

### Extras

All the fitted floor coverings, curtains, electric cooker, cooker hood, fridge/freezer, automatic washing machine and wooden shed are included within the sale price.

### Home Report

The property is valued at £325,000 and the Home Report is available via the ESPC link.

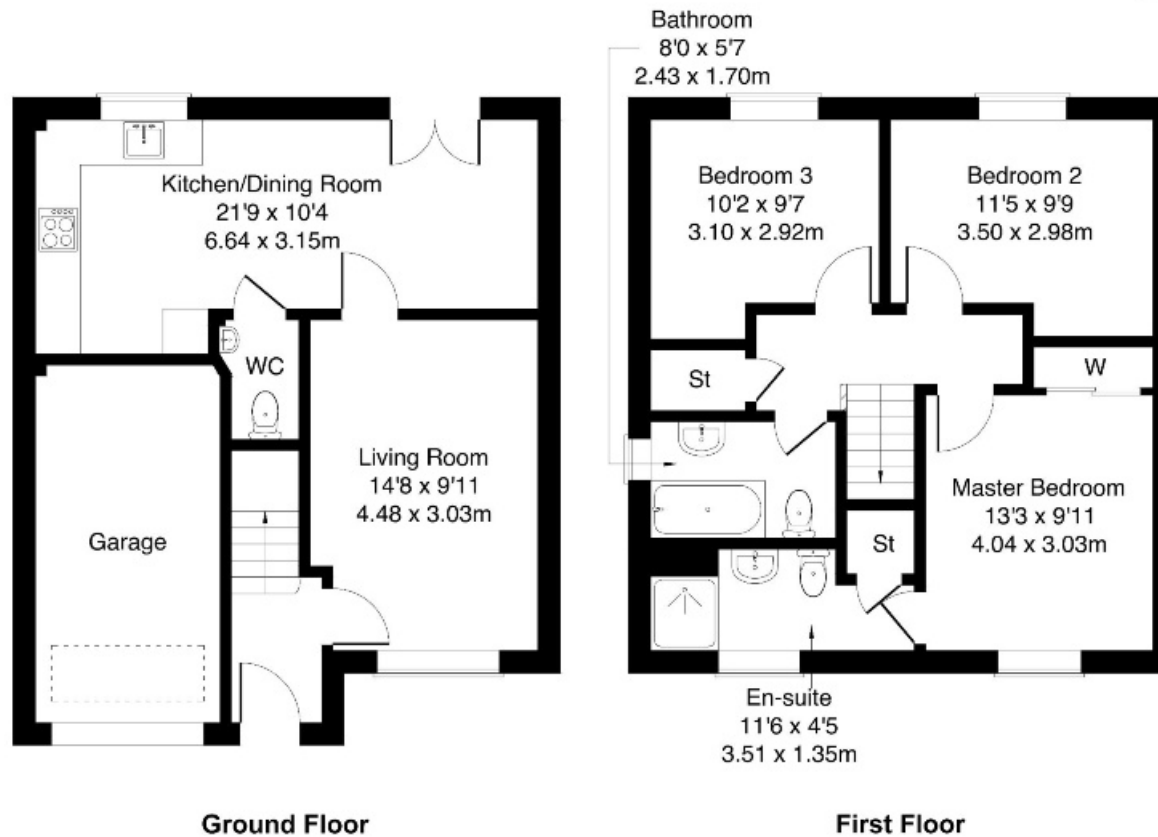
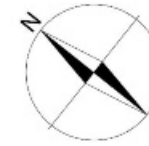
### Viewing

By appointment telephone Agents on 0131 665 3131



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Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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