



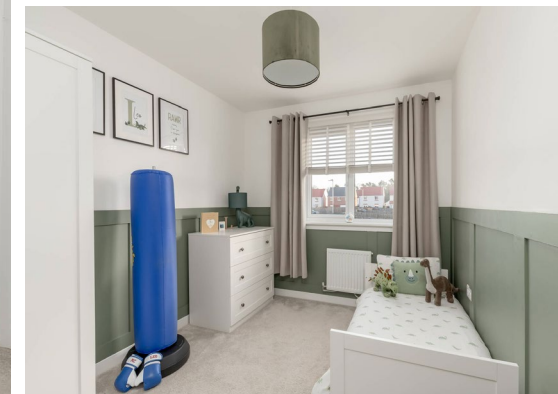
119 Craighall Drive,
Musselburgh, East Lothian, EH21 8FL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception Hall.
- Cloakroom/WC.
- Attractive living room.
- Fabulous dining kitchen with appliances.
- French doors to rear garden
- Understairs storage.
- Carpeted staircase leading to upper landing.
- Master bedroom with fitted wardrobes.
- Ensuite shower room.
- Further double bedroom.
- Single bedroom with built in mirrored wardrobes (currently used as a dressing room).
- Contemporary fitted bathroom with shower over bath.
- Access to attic via bathroom.
- Gas central heating.
- Double glazing.
- Small private garden to front.
- Pathway leading to side of property.
- Enclosed private garden at rear.
- Residents parking to rear.
- Unrestricted on street parking.
- NHBC guarantee.



GENERAL DESCRIPTION

An exceptionally stylish end terraced villa situated within a modern development in the highly desirable coastal town of Musselburgh in East Lothian. The immaculate and well-presented property is situated close to a wide range of local amenities and is an ideal commuter base with its close proximity to the Edinburgh City By-Pass and A1. There is also a handy walking and cycle path just a few minutes' walk from the property providing access to Newcraighall, Fort Kinnaird and Queen Margaret University. It is also well positioned for the Train Station which is within walking distance. Making an ideal purchase for a first time buyer/young couple.

COUNCIL TAX BAND - D.
TRAIN STATION - APPROXIMATELY 2.8 MILES TO HAYMARKET STATION.
AIRPORT - APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.
BUSES - CHOICE OF BUSES AT BUS STOPS NEARBY

LOCATION

This fabulous stone built property is located in the picturesque conservation hamlet of Fala Dam in Midlothian, about 15 miles to the south of Edinburgh's city centre. The nearby village of Pathhead serves the area well with a post office/general store, bakery, health centre, pharmacy and two popular local hostellers, The Stair Arms and The Forresters. There is a new primary school in Pathhead (Tynewater Primary) and a secondary school at nearby Dalkeith while roughly 1 mile south is Fala Village with a popular and active nursery school. In nearby Humberston there is both a primary school and nursery with the recently opened Humberston Hub which accommodates a post office, a traditional village store for everyday essentials, a cafe/bistro and community meeting space. In addition, the Compass School in Haddington and Loretto School in Musselburgh are within easy reach by car, together with many other private and public schools in Edinburgh itself. Nearby Dalkeith offers a wealth of shops while the Fort Kinnaird Complex provides many high street named stores, restaurants and a cinema. The thriving town of Lauder is about 25 minutes further south following the A68 with a butchers, a green grocer, an independent delicatessen, a gallery/ coffee house and a further choice of pubs and restaurants.

EXTRAS:
ALL CURTAINS AND BLINDS, ALL LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, INTEGRATED FREEZER, WASHING MACHINE, DISHWASHER AND THE FREE-STANDING FRIDGE WITHIN ONE OF THE STORAGE CUPBOARDS.



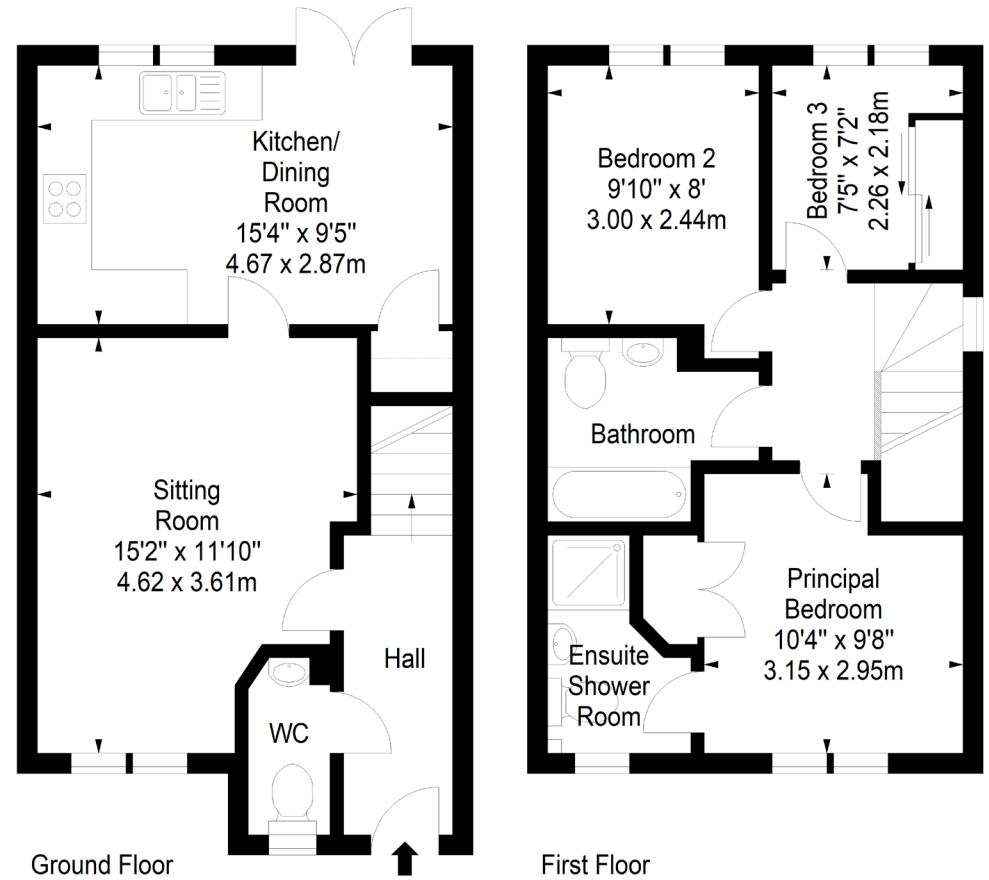
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Approx. Gross Internal Area
793 Sq Ft - 73.67 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.