

**29 Newcraighall Drive  
Newcraighall, EH21 8SG**

**FIXED PRICE £185,000**



drummond miller



- Well proportioned mid terraced villa
- Now requiring modernisation and upgrading
- Hall, Livingroom, kitchen/diningroom
- 2 double bedrooms
- Bathroom & separate WC
- Gas central heating. Double glazing
- Private gardens, residents parking
- EPC Band C, Council tax band C

### Description

This is a well proportioned mid terraced villa (79m sq), located in a small cul de sac within the village of Newcraighall, handily placed for access to the train station, A1, city bypass and Fort Kinnard retail park. Now requiring modernisation and upgrading but benefitting from gas central heating and double glazing throughout. The accommodation comprises, an entrance hall with two storage cupboards and understair storage space, rear facing lounge with sliding door to the kitchen/diningroom with door to the rear garden. Upstairs there are two generous double bedrooms, both with storage a fully tiled bathroom with two piece suite and a separate fully tiled WC with two piece white suite.





### 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

There is an open front garden located to the front of the property which has artificial turf for ease of maintenance along with a large storage cupboard with power and light. To the rear of the property is a large, fully enclosed garden with lawn, paved patio, outside tap, gate to the rear and two wooden sheds. There is ample unrestricted parking available to the front.

### Extras

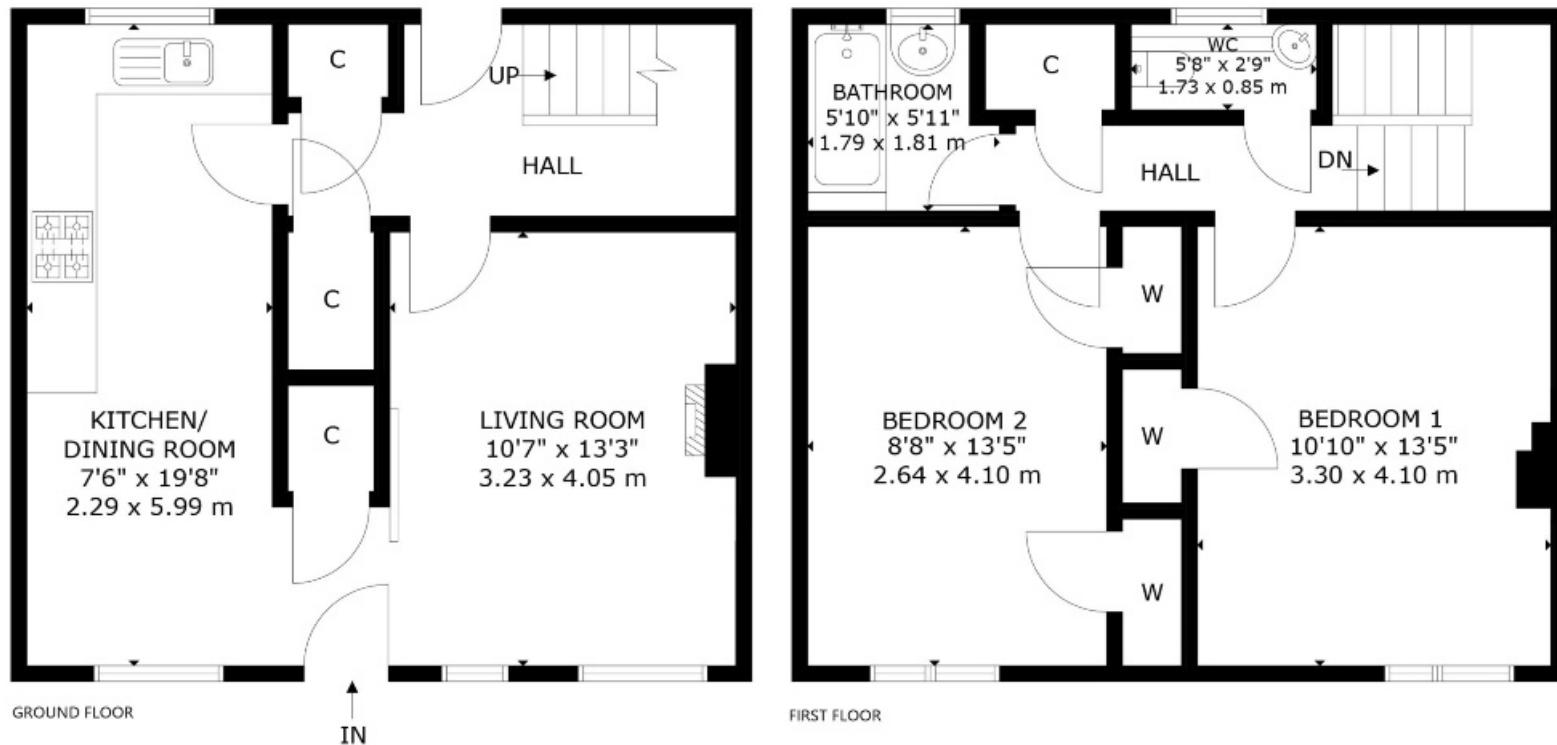
The gas cooker and two wooden sheds are included within the sale price.

### Home Report

The property has been valued by a surveyor at £185,000 and the Home Report can be downloaded via the ESPC link.

### Viewing

By appointment telephone selling agents on 0131 665 3131



29 NEWCRAIGHALL DRIVE MUSSELBURGH EH21 8SG  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 854 SQ FT / 80 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](http://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](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)

dm  
property

drummond miller