



RALPH SAYER
SOLICITORS & ESTATE AGENTS

56 Carberry Court

Whitecraig, East Lothian, EH21 8PJ

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This three-bedroom semi-detached house enjoys a peaceful setting in the popular village of Whitecraig, which offers convenience shopping and a primary school, and lies just two miles from the coastal town of Musselburgh and a 30-minute commute from central Edinburgh. The property provides clear scope for upgrading and personalisation, with the interiors comprising a south-facing living room, a bright dining kitchen, a bathroom with a separate shower, a guest WC, and three well-proportioned bedrooms with built-in storage. A floored attic offers excellent potential for future development (subject to consents), while enclosed, easy-maintenance gardens and ample unrestricted street parking add further appeal and practicality.

Extras: All fitted flooring, window coverings, and light fittings are included in the sale.

Property Summary

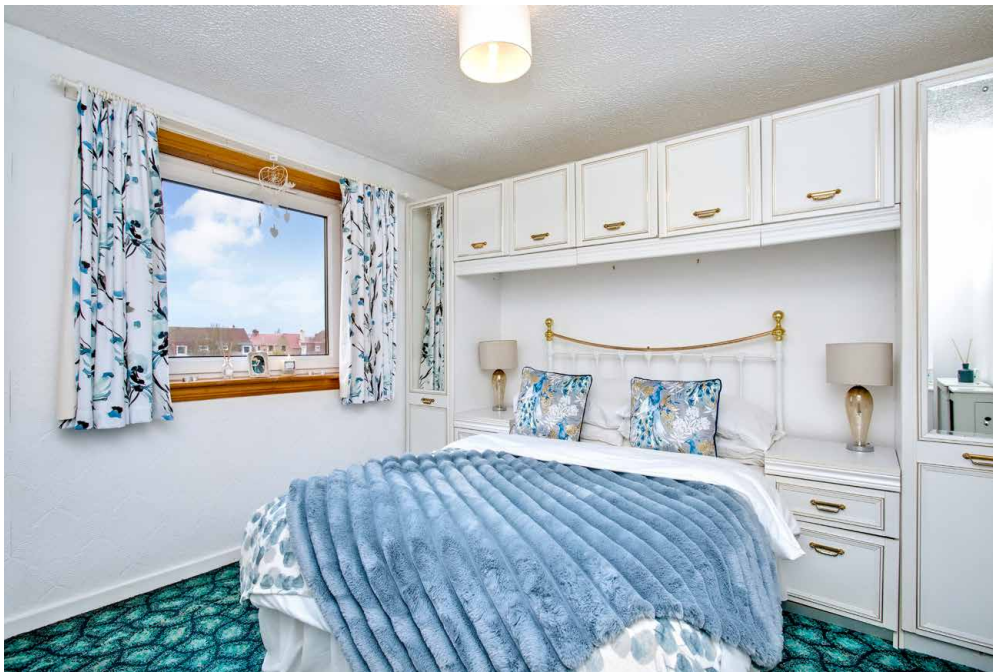
- Tranquil location in a well-served East Lothian village
- Semi-detached family home with upgrading opportunities
- Vestibule and hall with storage, WC, and rear access
- South-facing living room
- Bright dining kitchen
- Three good-sized bedrooms with storage
- Bright three-piece bathroom and separate shower
- Floored attic offering excellent potential (STC)
- Gas central heating and double glazing
- Enclosed front and rear easy-to-maintain gardens
- Ample unrestricted street parking
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £210,000

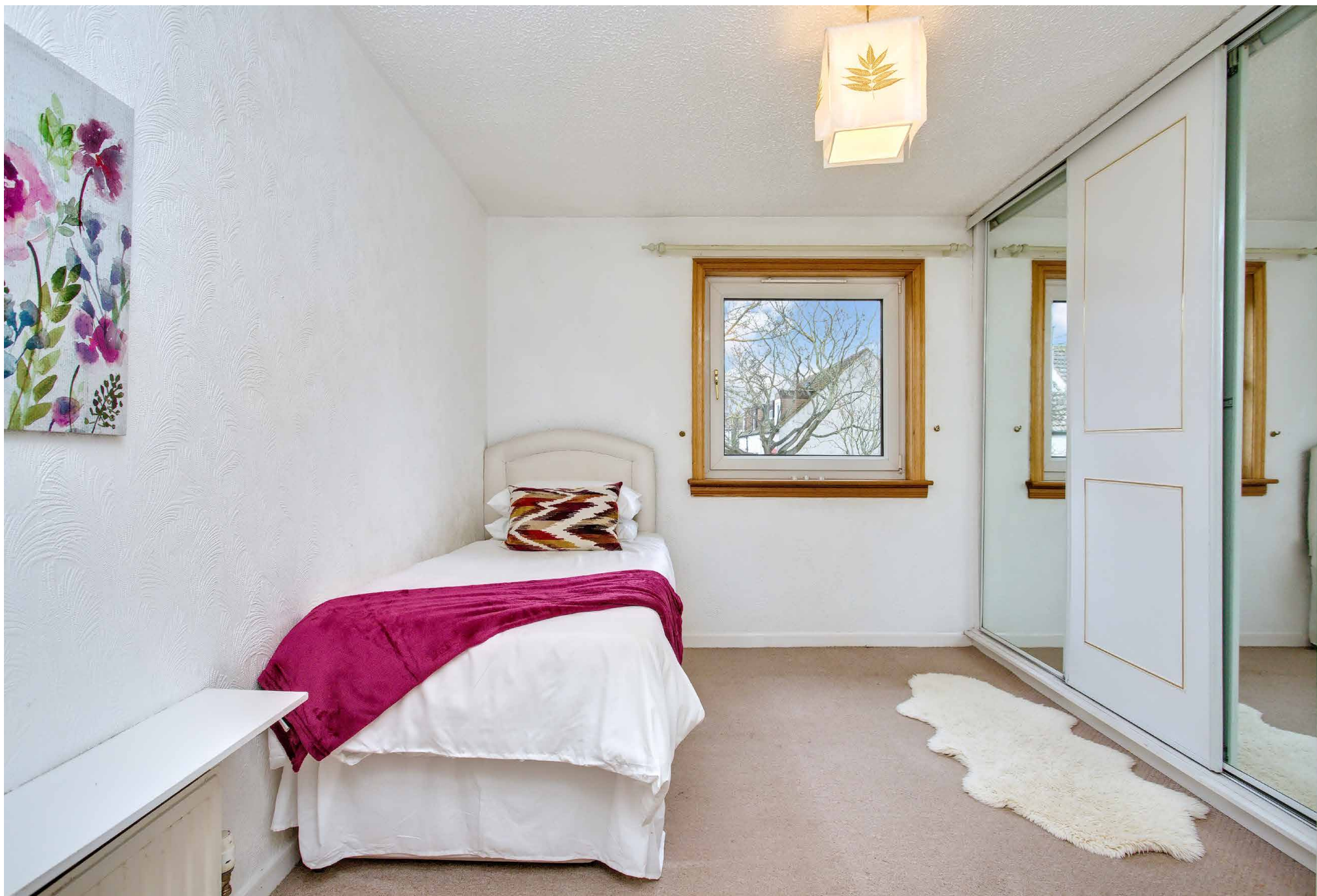






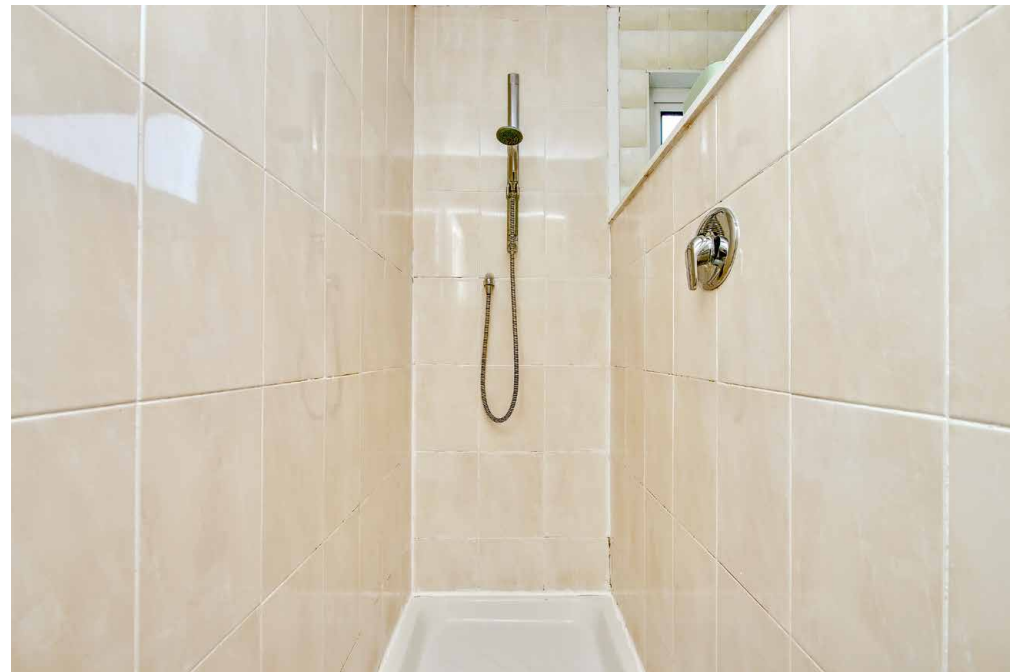
"The property provides clear scope for upgrading and personalisation."







"A floored attic offers excellent potential for future development."





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dream property!



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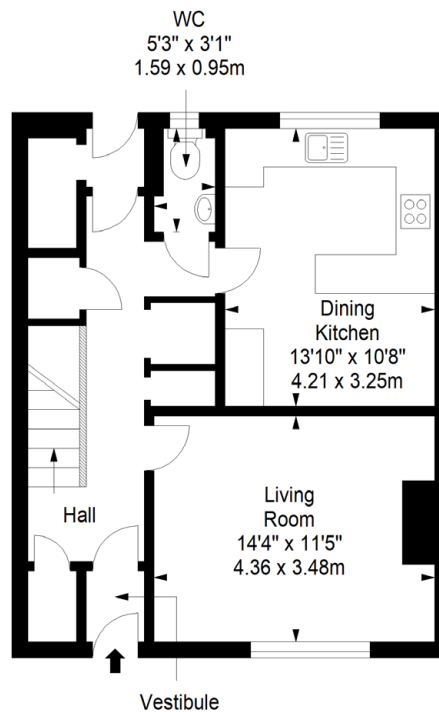
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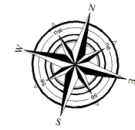
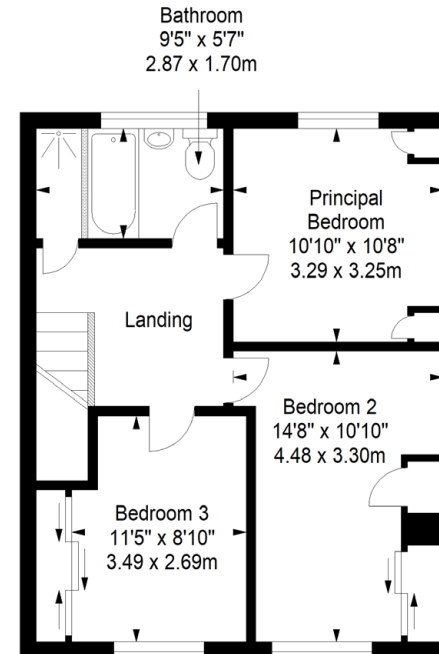
DISCLAIMER

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.

Ground Floor
Approx. 50.1 sq. metres (539.3 sq. feet)



First Floor
Approx. 50.1 sq. metres (539.3 sq. feet)



Total area: approx. 100.2 sq. metres (1078.6 sq. feet)