



75 Craighall Avenue Musselburgh EH21 8FP

Semi-Detached Villa

Lounge

Breakfasting Kitchen

Master Bedroom with Ensuite Shower Room

2 further bedrooms

Bathroom & Cloakroom

Double Glazed/Central Heating

Garage

Offers over £260,000



Immaculately presented, three bedroom semi-detached Persimmon house built in 2023. Features a garden, an integrated garage, driveway with parking for two cars, a bathroom and a shower room.



## Location

The historic town of Musselburgh enjoys a picturesque setting on the southern shore of the Firth of Forth. It is found at the mouth of the River Esk and is bounded by unspoiled countryside, beaches and golf courses. Only 8 miles from Edinburgh, this popular town is an ideal commuter base with excellent bus services, a local railway station and nearby park and ride at Newcraighall. Fast main roads provide ready access to the A1 and ultimately motorway connections. The town itself offers a vibrant shopping centre, Tesco supermarket, a choice of banks, social amenities and health services. In addition there are good schools, a theatre, racecourse, harbour and sports centres.

## General Information

A Home Report is available for this property. It can be downloaded from [escp.com](http://escp.com) or requested from Forsyth Solicitors.

The Home Report Valuation is £270,000.

The approximate size is 75m<sup>2</sup> and it was built in 2023. It is rated EPC B and Council Tax Band E.

The property has mains water, electricity fibre broadband, satellite TV and gas. There is gas central heating and double glazing. There is a factoring charge of £20/month.

## Viewing

Viewing is by appointment with Forsyth Solicitors on 07757 970 850 or ESPC Viewing Request (Mailbox monitored and viewings arranged on Saturdays and Sundays).





## HALL

The front door opens into the hallway. Doors lead into the lounge and cloakroom. Upstairs, doors lead to three bedrooms and the bathroom. Large cupboard.

## LOUNGE / DINING ROOM

Large, comfortable lounge with plenty of space for a table and chairs. South facing windows. Cupboard.

## BREAKFASTING KITCHEN

High quality fitted kitchen of wall and base units with coordinated work-surfaces. Stainless sink with mixer tap. Gas hob and electric oven, extractor fan and fridge freezer.

## CLOAK ROOM

With wc and basin.

## BATHROOM

Bath with shower unit, wc and basin.

## MASTER BEDROOM WITH ENSUITE SHOWER ROOM

Double bedroom with north facing window. Fitted wardrobes. Cupboard. Ensuite shower room with shower, wc and wash hand basin.

## BEDROOM TWO

Double bedroom with south facing window.

## BEDROOM THREE

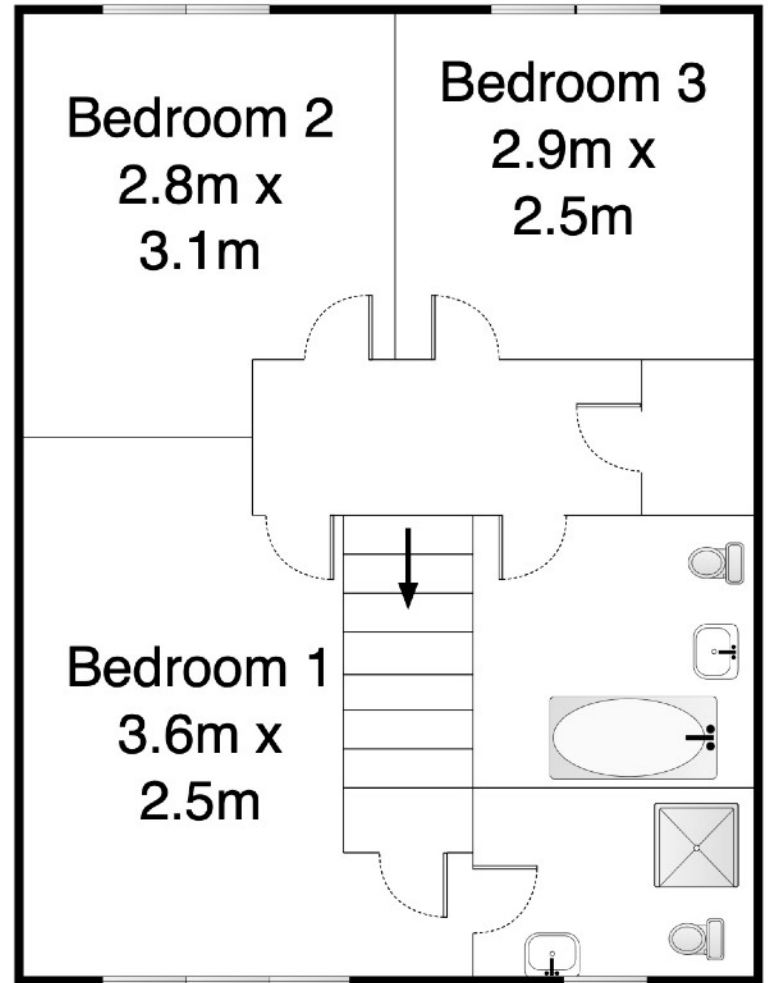
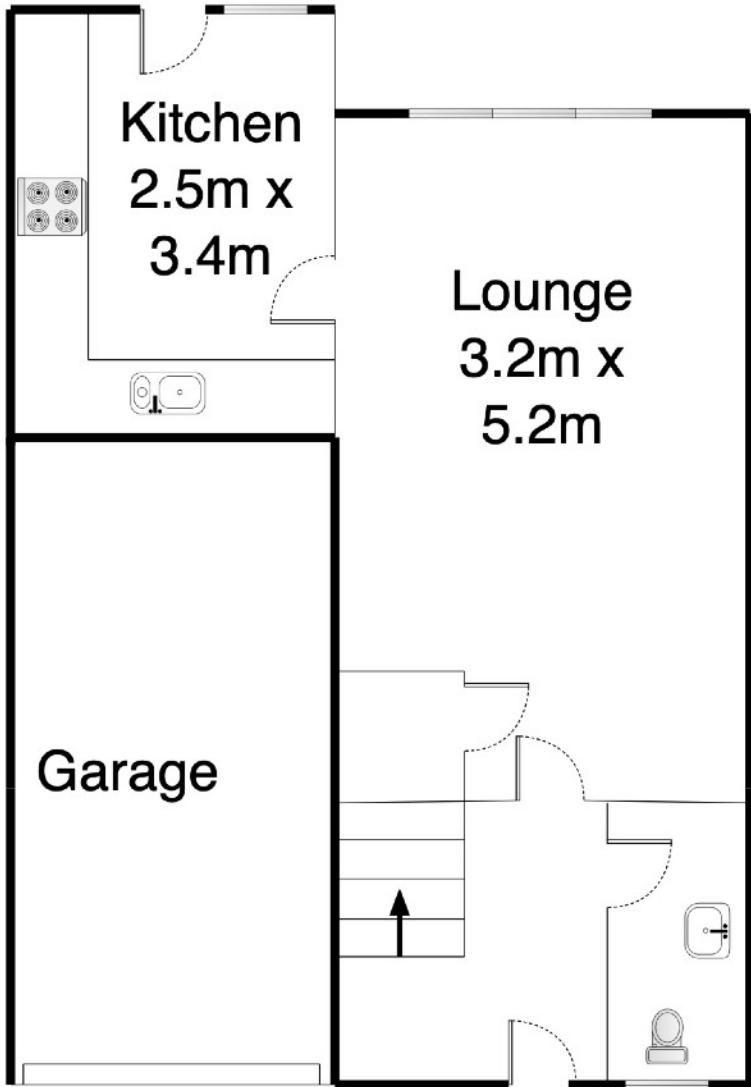
Bedroom with south facing window.

## OUTSIDE

Integrated garage. Driveway to front. Enclosed south facing rear garden laid to lawn.







Floorplan is indicative only. Not to scale.





## Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

[dg@forsythsolicitors.co.uk](mailto:dg@forsythsolicitors.co.uk) or call 07757 970 850

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