



11 Deantown Avenue, Whitecraig, Musselburgh, EH21 8NS

Bright and spacious three-bedroom end-terraced family home with south-west facing garden and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

11 Deantown Avenue is a bright and spacious three-bedroom end-terraced family home with generous south-west facing rear garden and driveway situated in the popular East Lothian village of Whitecraig. The location is superb with excellent local amenities and schools and is a convenient commuting distance to the city centre & further afield.

Entrance vestibule and hall with large cupboard; spacious living room / dining room overlooking the front garden with electric fireplace; fitted kitchen with wall and base units, appliances and direct access to the rear patio and garden; three good-sized double bedrooms; and a shower/wet room.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Three double bedrooms. Shower room.

Gas central heating. Double glazing. Well-maintained private front, side, and rear gardens, with the south-west facing rear garden a mixture of lawn, gravel and patio areas with two timber sheds/outhouses. Driveway for several cars.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

LOCATION

Whitecraig is a semi-rural village, situated approximately 7 miles east of the city centre, and on the outskirts of Musselburgh, Dalkeith and Wallyford. The area is popular with commuters looking for a peaceful yet convenient home location, surrounded by open countryside, offering pleasant walks and cycle paths, quick easy access to public transport links (buses and trains) and the city bypass, which links to all major motorway networks. Local shops cater for everyday needs, with neighbouring Musselburgh around two miles away, offering a more comprehensive range of shops including a large Tesco supermarket. Nearby Fort Kinnaird Retail Park at Newcraighall offers a wider selection of high street stores, cinema, and restaurants. Leisure facilities include the famous Musselburgh Racecourse, several golf courses, Brunton theatre, Harbour with fishing and sailing, and leisure/sport centres. There is a good range of nursery, primary, and secondary schools in the area with further education at Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances (washing machine, cooker, fridge and freezer).

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **C**

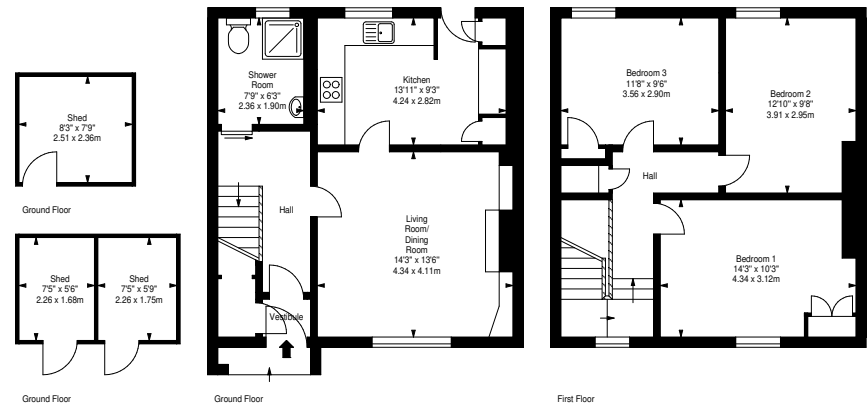
The property has an Energy Rating Category **D**



11 Deantown Avenue,
Whitecraig,
Musselburgh,
East Lothian, EH21 8NS



Approx. Gross Internal Area
995 Sq Ft - 92.44 Sq M
Wood Sheds
Approx. Gross Internal Area
150 Sq Ft - 13.94 Sq M
For identification only. Not to scale.
© SquareFoot 2024



5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.