



GARDEN STIRLING BURNET

10 COWPITS CRESCENT
WHITECRAIG, MUSSELBURGH, EH21 8TE





SUMMARY

Forming part of a modern development, this three-bedroom end-terrace house offers a sought-after country and coastal lifestyle in the village of Whitecraig. It is close to open countryside and just a short drive from Musselburgh's schools, transport links, fantastic amenities, and sandy beach. Furthermore, the home is brought to market in true walk-in condition, providing buyers with a blank canvas that is finished with quality fixtures and fittings, including an on-trend kitchen and two washrooms. It also has a fully-enclosed garden and private parking.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated appliances are to be included in the sale.







"A modern three-bedroom end-terrace house that offers a country and coastal lifestyle in Whitecraig village"







"A charming home in true move-in condition, complete with a fully-enclosed garden and private parking"

FEATURES

- Modern end-terrace house
- Part of a sought-after development
- Idyllic setting in Whitecraig Village
- Quality neutral interiors throughout
- Welcoming entrance hall
- South-facing living/dining room
- Modern kitchen with garden access
- Landing with built-in storage
- Three bedrooms (one with storage)
- Premium bathroom and separate WC
- Low-maintenance rear garden
- Private parking to the front of the house
- Gas central heating and double glazing







**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

espc

HOUSE SALES

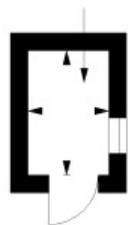
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

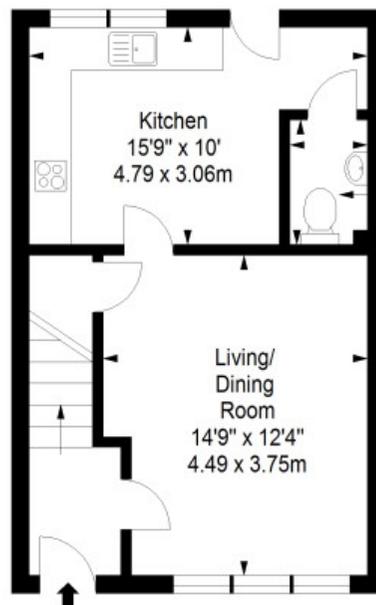
FLOORPLAN

Shed
Approx. 2.0 sq. metres (21.5 sq. feet)

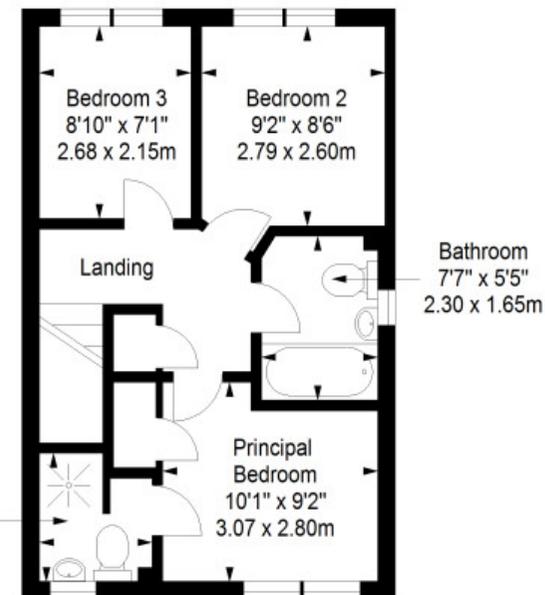
Shed
5'8" x 3'9"
1.73 x 1.15m



Ground Floor
Approx. 37.0 sq. metres (398.3 sq. feet)



First Floor
Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 76.7 sq. metres (825.6 sq. feet)