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Fixed Price

**£155,000**

# 16 Whitecraig Crescent

Whitecraig | East Lothian | EH21 8NG

Main door upper villa of a four in a block, this property is quietly positioned and is ideally located in the popular Whitecraig area of East Lothian close to local amenities, schooling, and easy access to all major transport networks. An ideal purchase for first time buyers or young families, early viewings is advised to appreciate the space on offer.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Unrestricted On Street Parking
-  Front, Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – B



## Description

Upon entering through the main door, you're welcomed into an internal staircase and hallway, the reception room with its double front aspect, inviting abundant natural light to the room and a focal central fireplace; Adjacent lies the fitted kitchen, equipped with a variety of wall and base units; The principal bedroom boasts a double front aspect and convenient built-in storage solutions, two additional well-proportioned double bedrooms await at the rear of the property, providing views over the garden. Finally the bathroom features a classic white three-piece suite.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens and Parking

The property benefits from a large wraparound garden, mostly laid to lawn the space offers a safe place for both children and pets. The garden is bordered with fencing and stone built wall for additional privacy. Ample unrestricted on street parking is available.

## Viewing

Please contact Neilsons on 0131 625 2222.





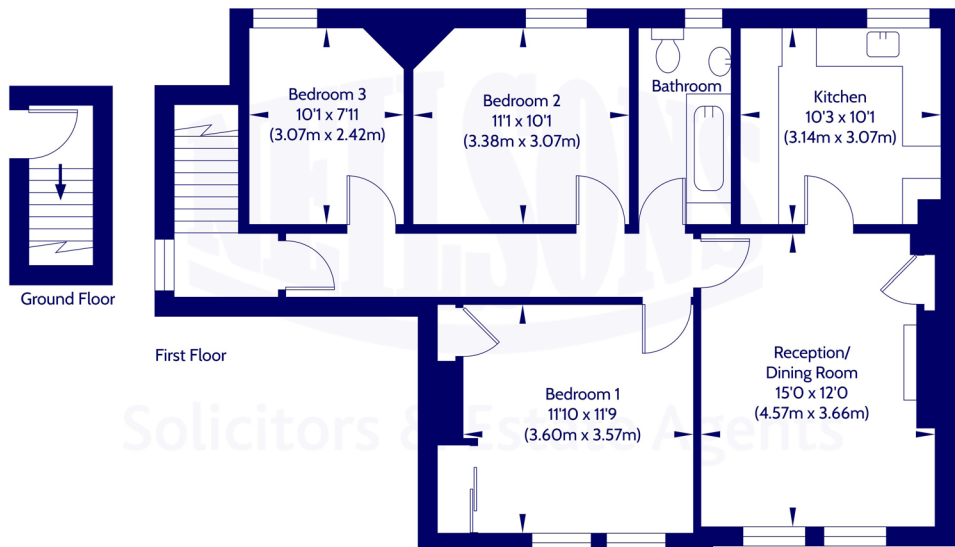
## Location

Whitecraig is a village located in East Lothian, offering a picturesque setting amidst rolling countryside. Characterized by its peaceful ambiance and scenic surroundings, Whitecraig provides residents with a tranquil escape from the hustle and bustle of urban life. The village is renowned for its charming residential properties, which range from traditional cottages to modern homes, often nestled within expansive green spaces. With its close proximity to nearby towns and cities such as Musselburgh and Edinburgh, Whitecraig offers the perfect blend of rural living and urban convenience. Residents can enjoy easy access to a range of amenities, including local shops, schools, and recreational facilities, ensuring that daily needs are met within close reach. Additionally, the area boasts stunning natural landscapes, providing opportunities for outdoor activities such as walking, cycling, and exploring the nearby countryside. Overall, Whitecraig is a welcoming village with a strong sense of community, making it an ideal destination for those seeking a peaceful yet connected lifestyle in the beautiful East Lothian countryside.





Approx. Gross Internal Floor Area 78.21 Sq M / 842 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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