



16 CRAIGHALL TERRACE

Musselburgh, East Lothian, EH21 7PL.



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A beautiful 4-bedroom end of terrace family home, with bright and spacious accommodation, a west facing garden with summerhouse and a single car garage, within walking distance of Musselburgh's amenities and within commuting distance of Edinburgh.

Wallyford Park and Ride 0.9 miles, Edinburgh 7 miles, Edinburgh Airport 20 miles
(All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Open Plan Kitchen-Dining-Living Room, Utility Room and Shower Room.

First Floor: Landing, Principal Bedroom, Three further Double Bedrooms and a Family Bathroom. Loft Access to a partially floored loft.

Garden: The house has a front and rear garden, the rear garden is west facing with a herbaceous border, decked area perfect for alfresco dining and a summer house.

About: 0.08 Acres



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Situation:

16 Craighall Terrace is situated on the east side of Musselburgh, making the most of its position being close to Musselburgh's amenities and within walking distance of Musselburgh Golf Course/Racecourse and Lagoons. Musselburgh is the largest town in East Lothian and a most convenient commuter base allowing easy access to Edinburgh city centre (7 miles). There is a frequent commuter rail link from both Musselburgh and Wallyford Stations and excellent bus services into Edinburgh. A park and ride and road networks linking with the A1 and City By-pass provide easy access to Edinburgh International Airport.

Musselburgh has excellent public and private sector schooling, including the reputable Loretto School, within easy walking distance of the property. The town enjoys a picturesque location, there is a working harbour for pleasure boats, delightful walks and cycle tracks along the river Esk, a choice of golf courses, theatre, famous racecourse, sports facilities and protected open countryside. In close proximity to the house is Musselburgh Racecourse and the oldest Golf Course in the world still being played, Royal Musselburgh Golf Club played here from around 1760 to 1925 and local legend has it that Mary Stuart and her son, James VI, played on The Old Links. The retail/leisure park at Fort Kinnaird at Newcraighall offers a multi-screen cinema, a wide variety of major stores, restaurants, Marks & Spencer food hall and a private health club.

Description:

16 Craighall Terrace is approached via the main road arriving to on-street parking in front of the house, with a single car garage. The house is a beautiful stone-built villa sitting under a slate roof occupying a prime position at the end of the terrace. A wrought iron gate opens to a private front garden with a path leading to the front door. Storm doors open to an entrance vestibule with original tiled floor and a glazed door opening to the entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a very elegant room with high ceilings ornate cornicing, a central ceiling rose, and a beautiful bay window with a recently installed log burning stove under a wooden mantel, with an Edinburgh press cupboard.



From the entrance hall a door opens to a fantastic open plan kitchen-dining-living room, perfect for modern family life, with sliding doors opening out to a raised deck and the garden beyond. The kitchen has a range of wall and base mounted units with wooden work surfaces, a twin Belfast sink, with modern appliances including an integrated Stoves range cooker with seven ring gas hob above, integrated microwave and an integrated dishwasher. The dining area has space for a dining table and chairs, with a fantastic built-in French dresser providing shelving and storage. The living area forms part of a modern extension which is bathed in natural light from the ceiling light above and glazed sliding doors opening to a raised deck and the garden beyond. From the kitchen a door opens to a utility room with roof light, with a range of wall and base mounted units with basin, space for a washing machine and tumble dryer, a cupboard housing the hot water cylinder and gas boiler, and a further cupboard which acts as a garden store. From the utility a back door opens to the side of the house leading to the front of the property and also the rear garden. Completing the accommodation on the ground floor is a shower room with walk in shower cubicle, WC and basin, a large linen cupboard and under stairs storage cupboard with shelving.

From the entrance hall stairs ascend to the first floor and landing, giving access to the principal bedroom which has a bay window, beautiful decorative fireplace with tiled slip sitting under a wooden mantel, and extensive wardrobes. Across the landing are two further double bedrooms with views over the rear garden. A further double bedroom overlooks the front garden. All bedrooms are serviced by the family bathroom with bath with separate handheld shower attachment, WC and basin. Access to the partially floored loft can be made from a Ramsay ladder within the family bathroom.

Garden:

The front garden is predominantly pebbled with a flower bed to one side stocked with mature plants. Form the main street a pedestrian gate opens to a side access giving access to the rear garden. The rear garden has a raised deck with a herbaceous border providing colour throughout the year, it is predominantly laid to lawn with a children's Wendy house and summerhouse which is timber framed and currently utilised as an outside office/gym with electricity. At the front of the property and within the front garden is an EV charge point.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

Mains electricity, water, drainage and gas central heating. EV Charge point at the front of the property.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH21 7PL.





EPC – Band D

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax Band Band F.

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

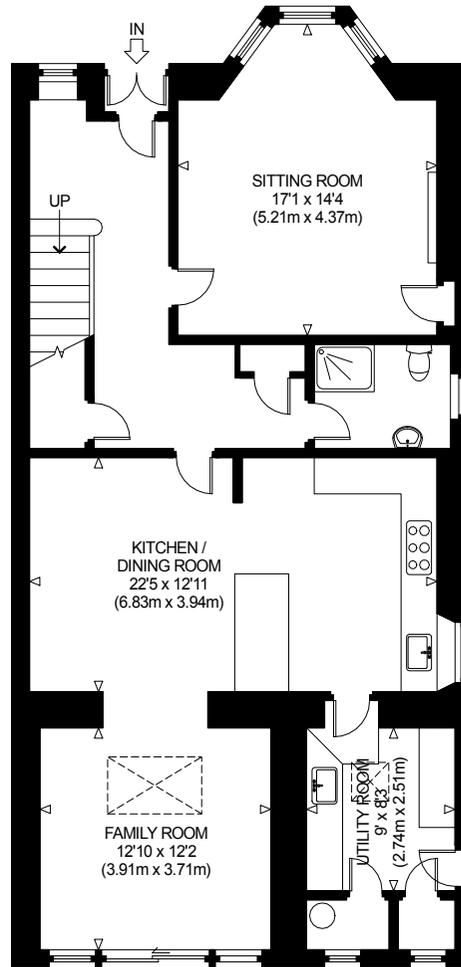
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

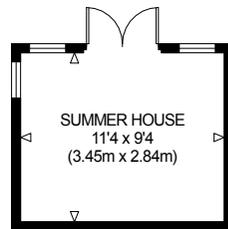
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



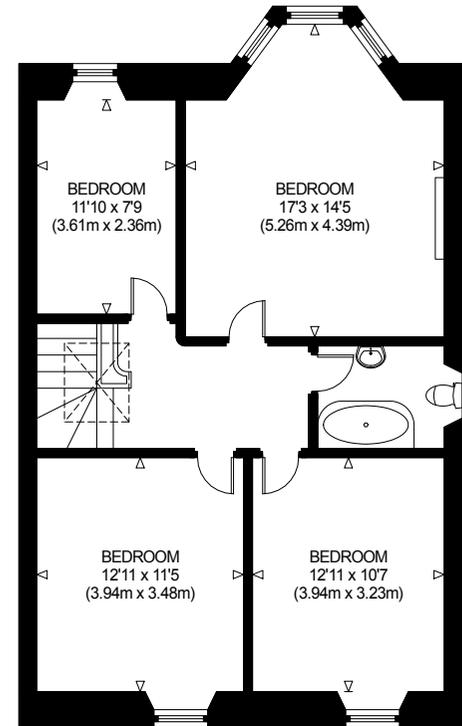
CRAIGHALL TERRACE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1889 SQ FT / 175.5 SQ M
 EXTERNAL SUMMER HOUSE AREA 106 SQ FT / 9.8 SQ M
 EXTERNAL GARAGE AREA 145 SQ FT / 13.5 SQ M
 TOTAL COMBINED FLOOR AREA 2140 SQ FT / 198.8 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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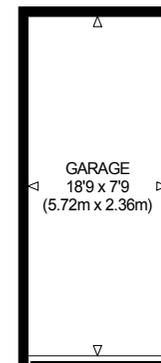
GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1107 SQ FT / 102.8 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 106 SQ FT / 9.8 SQ M



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 782 SQ FT / 72.7 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 145 SQ FT / 13.5 SQ M









Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

- 📞 0131 624 4183
- ✉️ mail@rettie.co.uk
- 🏠 11 Wemyss Place
Edinburgh
EH3 6DH