



25 MAINGAIT MEDWAY

NEWCRAIGHALL, MUSSELBURGH, EH21 8SY.





25 MAINGAIT MEDWAY NEWCRAIGHALL, MUSSELBURGH, EH21 8SY

A beautifully presented 4-bedroom family home, with private garden and off-street parking, within close proximity of Newcraighall Park and Ride and commuting distance of Edinburgh.

Newcraighall Park & Ride 0.5 miles, Musselburgh 1.5 miles, Edinburgh 5 miles. (All distances are approximate).

Summary of Accommodation

Ground Floor: Hallway, Kitchen, Sitting Room, Office / Bedroom 4, WC

First Floor: Landing, Principal Bedroom with ensuite Shower Room, Double Bedroom 2 & 3 and Family Bathroom.

Garden: Front and Rear Garden predominantly laid to lawn with paved patio areas and decking.

**1,274 sq ft / 49.9 sq m² excluding rear conservatory.
Around 0.066 Acres.**



25 MAINGAIT MEDWAY NEWCRAIGHALL, MUSSELBURGH, EH21 8SY.



Situation:

Newcraighall is a village 1.5 miles west of Musselburgh, it has its own convenience store, primary school and Park and Ride service. The nearby town of Musselburgh is the largest town in East Lothian. There is a frequent commuter rail link from both Musselburgh and Wallyford Stations and excellent bus services into Edinburgh. With Newcraighall 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. 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. Close by 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:

25 Maingait Medway is approached via a shared road that arrives to a private driveway with parking for two cars in front of the house. The house sits back from the road and features a rendered façade under a red tiled roof with double glazing throughout and provides comfortable and modern accommodation over its two floors.

The front door opens to a welcoming entrance hall, which gives access to the principal rooms on the ground floor. The kitchen-dining room is bathed in natural light and features a central island unit with breakfast bar with wall and base mounted units. Modern appliances include a 4-ring induction hob with splash-back, 2 Hotpoint ovens, an integrated dishwasher, an integrated fridge freezer and basin with a mixer tap. The dining area has space for a dining table with chairs and overlooks the garden through the glazed floor-to-ceiling doors that open to the garden.



An alcove opens to the sitting room which has lovely view over the rear garden. As you return to the hall you arrive to a double bedroom/office. This room was converted from a garage by the current owners and could be used as an additional family room. Completing the accommodation on the ground floor is a hall with a WC and cupboard under the stairs which is plumbed for a washing machine.

Ascending the staircase to the first floor and landing gives access to the Principal Bedroom which overlooks the driveway with a built-in wardrobe and en-suite shower room. Adjacent to the principal bedroom is a double bedroom overlooking the front of the property. Returning to the landing and beyond the staircase is the family bathroom with bath, overhead shower, separate hand-held shower attachment and a basin with vanity unit. Opposite the family bathroom lies a cupboard housing the gas boiler and hot water cylinder. Completing the accommodation on the first floor is a double bedroom that overlooks the rear garden with a built-in wardrobe. From the landing there is loft access via a Ramsay ladder to a floored Loft.

Garden and Driveway:

The gardens at 25 Maingait Medway consist of a front and rear garden. The front garden is partly laid to a monoblock driveway with space for two cars. Adjacent to this is an area of lawn with a paved pathway leading to the front door. Access to the rear garden is via a paved and gravelled pathway that leads to a pedestrian gate at the side of the house. The rear garden consists of a decked area and is predominantly laid to lawn with a paved patio at the far end of the garden which is perfect for alfresco dining alongside a garden shed for storage. The garden is securely fenced with an outside water tap.

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 Central Heating via gas boiler.

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 8SY

EPC – Band B.

Local Authority:

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN - 0131 270 7500.

Council Tax 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.

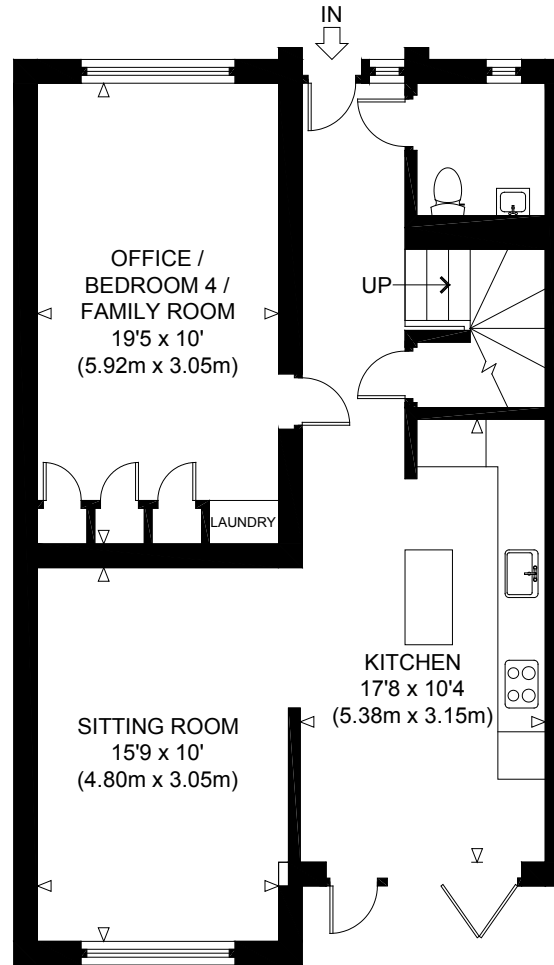
Particulars and Plans:

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.

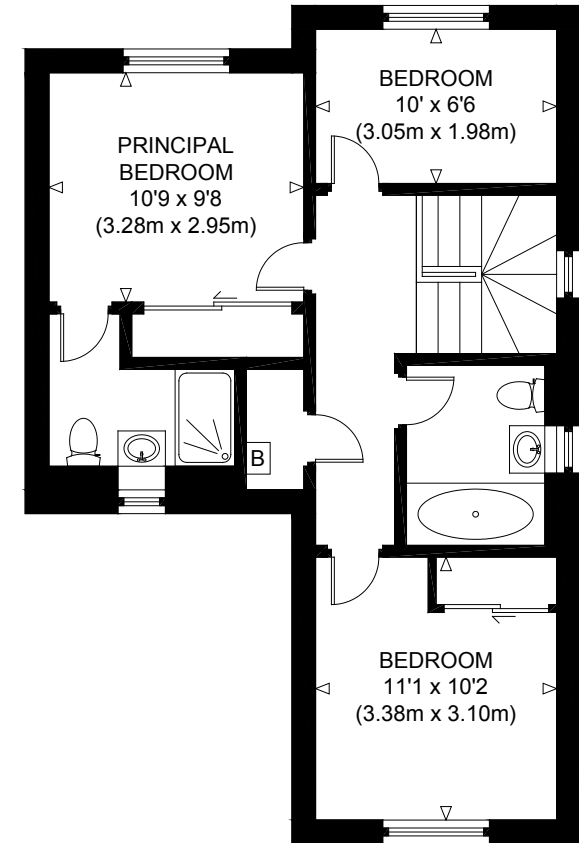
Offers:







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 737 SQ FT / 68.5 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 537 SQ FT / 49.9 SQ M

MAINGAIT MEDWAY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1274 SQ FT / 118.4 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH





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.

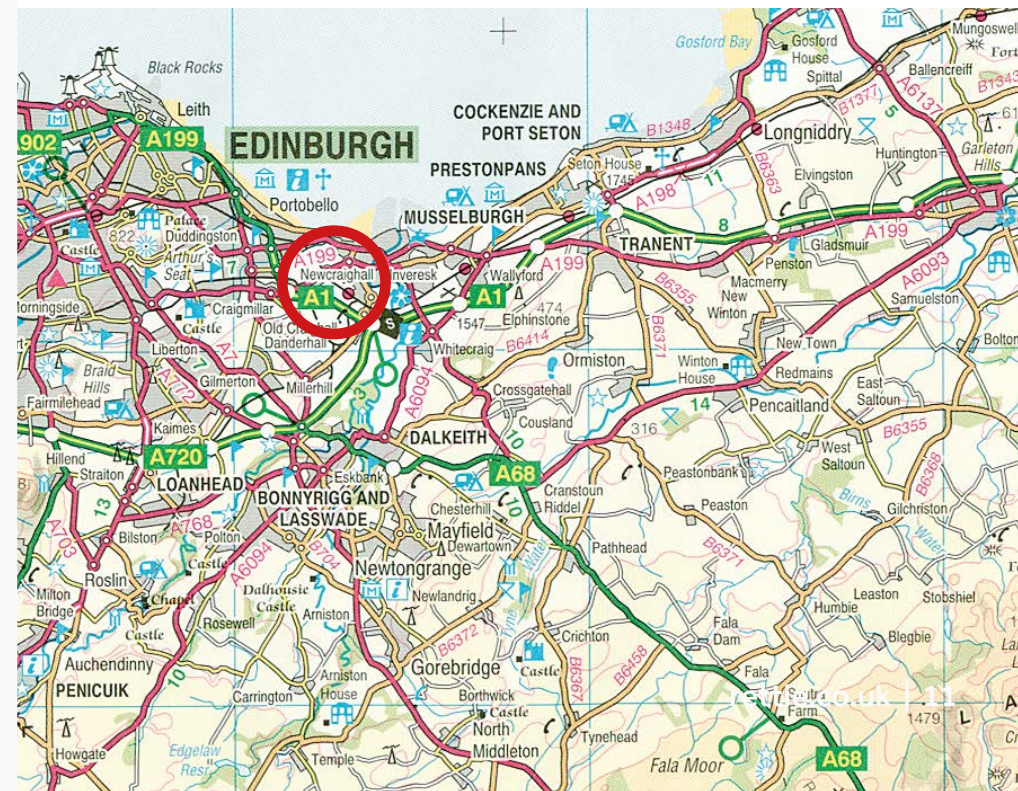
Servitude Rights, Burdens & Wayleaves:

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.





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