



43 Smeaton Gardens, Whitecraig, EH21 8PG

Offers over £330,000









# 43 Smeaton Gardens, Whitecraig, EH21 8PG

- Modern Detached Family Home
- Dining Kitchen
- Driveway & Garage
- Ideal Family Home
- Close to Musselburgh
- 4 Bedrooms (Principal En-suite)
- Beautiful Landscaped Garden
- Solar Panels
- Perfect Commuting Location

43 Smeaton Gardens is a most beautifully-presented modern detached four bedroom family home situated in the sought-after Whitecraig area of Musselburgh. This stylish property offers generous accommodation, comprising contemporary interiors and an impressive landscaped garden making it an ideal family home in a highly desirable location. Viewing is highly recommended to avoid disappointment.

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING KITCHEN - UTILITY ROOM - CLOAKROOM - HALL LANDING - PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM - THREE BEDROOMS - BATHROOM -



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## Internally

The property extends to approximately 1163 sq ft and is arranged over two floors. On the ground floor, there is a welcoming hallway providing access to the spacious lounge which enjoys views towards the front of the property. The modern dining kitchen is situated to the rear of the property with French door leading straight out to the magnificent rear garden. Adjacent to the kitchen is a convenient utility room and cloakroom.

A staircase from the entrance hallway Upstairs, the first floor comprises four well-proportioned bedrooms, with the main bedroom benefiting from a private ensuite shower room, and a family bathroom servicing the remaining bedrooms.

## Kitchen

The bright and spacious dining kitchen is set to the rear of the property with views over the gardens and ample space for a dining table. The kitchen is fitted with modern wall and base cabinetry incorporating laminated worktops with an inset stainless steel 1.5 bowl sink. Integrated appliances include; electric oven, gas hob with stainless steel extractor hood, dishwasher and tall fridge freezer. The adjoining utility room has space for a washing machine and tumble dryer. A set of UPVC double glazed French doors lead out to the rear garden providing a perfect entertaining space.

## Bathroom

The family bathroom is tastefully finished and includes a modern three-piece suite comprising a bath with overhead shower & premium laminated splashbacks, pedestal wash basin and WC.

The en-suite shower room includes a spacious walk-in shower enclosure with mixer shower and premium splashbacks, pedestal wash basin and WC.



### Externally

Externally, the property boasts beautifully landscaped gardens to both the front and rear. The rear garden is particularly impressive, featuring a large paved patio perfect for outdoor dining and entertaining, surrounded by well-maintained lawns, flowerbeds, and decorative trellises. This outdoor space provides a peaceful and private environment ideal for family enjoyment and relaxation throughout the year. To the front, the driveway provides ample off-street parking for 3 cars, complemented by neatly presented planting which enhances the home's curb appeal.

### Garage

There is a single garage accessed via a metal up-and-over door to the front and benefitting from mains power and lighting.

### Location

Once a traditional mining village, Whitecraig has evolved into a sought-after location for commuters thanks to its tranquil setting and close proximity to Edinburgh. Located just seven miles east of the capital and near the historic town of Musselburgh, it offers a perfect balance between peaceful rural living and convenient access to urban amenities. The village itself provides essential everyday services including a post office and a selection of local eateries, while a wider range of shops and facilities can be found in nearby Dalkeith and Musselburgh. For larger retail and leisure options, Fort Kinnaird Retail Park is just a short drive away, offering a variety of popular high-street stores, restaurants, and a cinema.

Families are well served by local schools, with secondary education available in Musselburgh. Surrounded by open countryside, Whitecraig boasts a wealth of walking and cycling routes, many of which enjoy stunning views across the coast and towards Arthur's Seat. The village also benefits from excellent transport links, with swift access to the Edinburgh City Bypass and all major motorways, as well as regular public transport connections, making it an ideal base for commuting and exploring the wider region.

### Services

Mains water, gas, electricity and drainage. UPVC Double Glazing and Gas Central Heating.

### Council Tax

Council Tax Band

### Fixtures & Fittings

### Viewings

Strictly by Appointment Only via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

### Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at anytime.



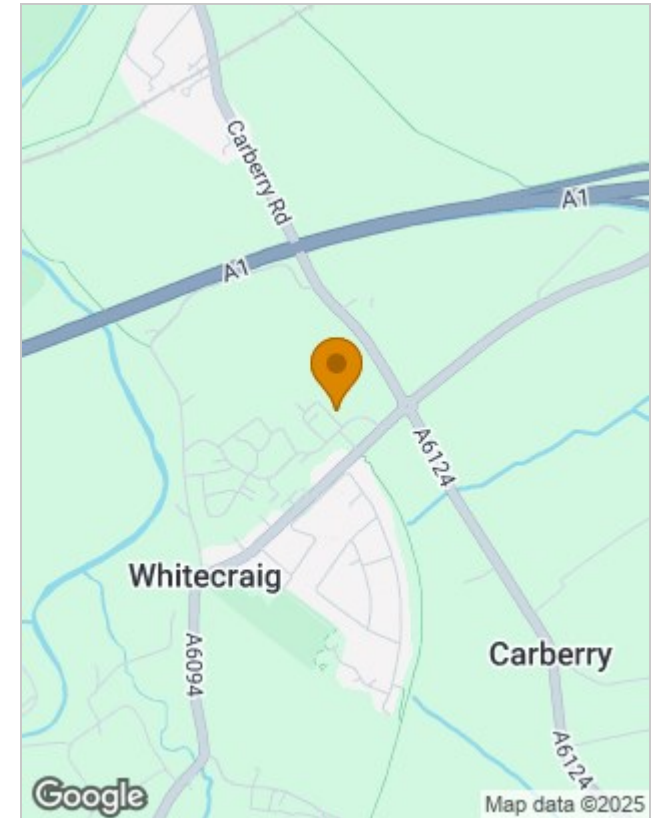
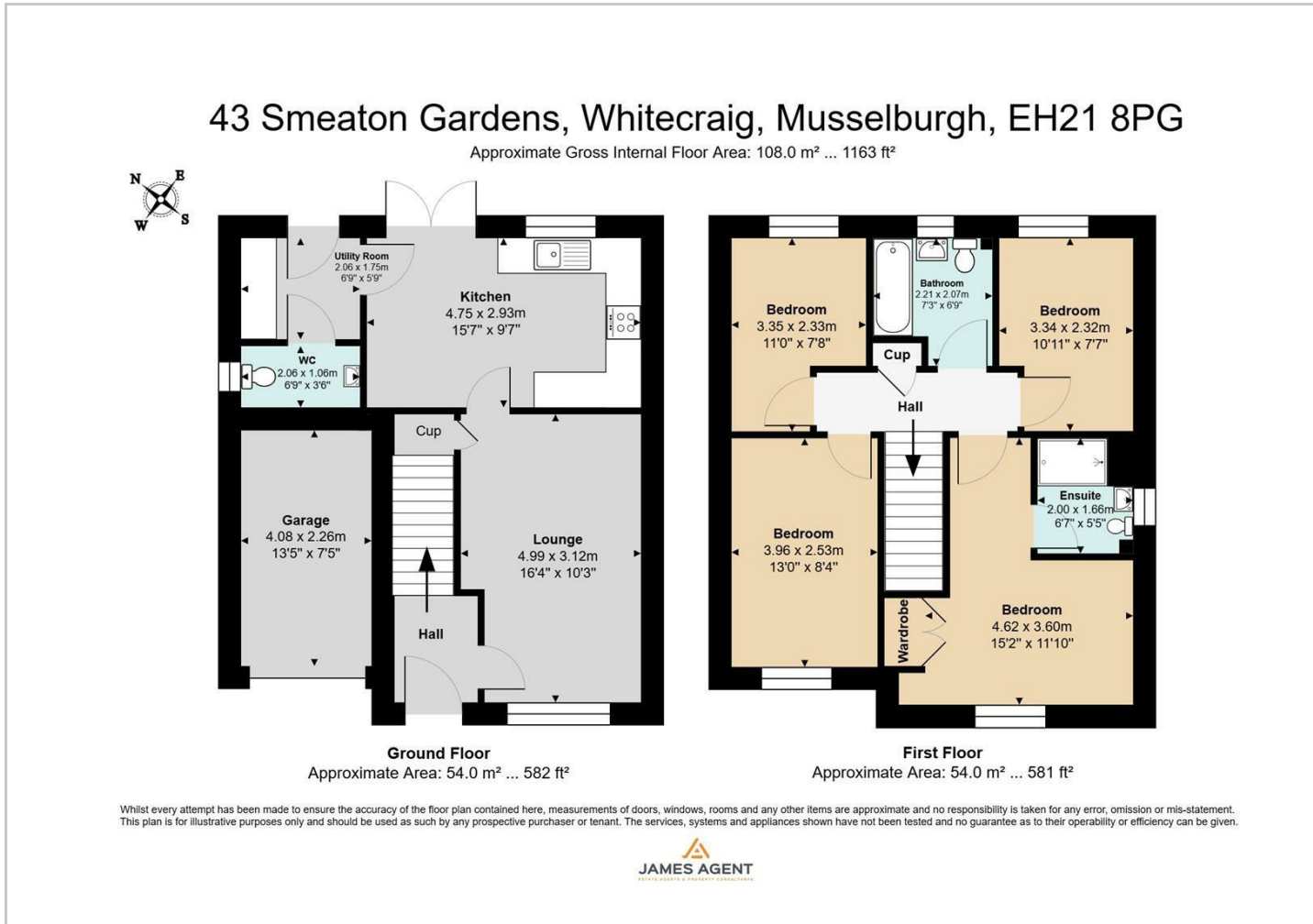






## Floor Plans

## Location Map



## Energy Performance Graph

### Energy Efficiency Rating

Rating	Band	Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)		80	81
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			

Not energy efficient - higher running costs

EU Directive 2002/81/EC

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Band	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (92 plus)		
B (81-91)		85	86
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/81/EC

## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB