

# Fraser & Brooks Co W.S.

Solicitors, Notaries Public  
and  
Estate Agents



3 DEANTOWN DRIVE,  
WHITECRAIG, MUSSELBURGH,  
EAST LOTHIAN, EH21 8NT

Occupying a peaceful residential setting in the village of Whitecraig, close to Musselburgh and Dalkeith, this three-bedroom mid-terrace ground floor home within easy reach of a primary school, convenience store, and play park will appeal to a wide range of buyers.

A private entrance leads into a welcoming hallway, where handsome wooden flooring and warm tones introduce the home's inviting interior. From here, you step into a spacious sitting room featuring a tasteful décor, carpeting, and a stylish living flame fireplace, while twin west-facing windows flood the room with natural light. Conveniently adjoining the sitting room, the modern kitchen opens directly to the east-facing rear garden. It boasts oak-effect wall and floor units paired with quartz-style worktops and a mosaic-tiled splashback. Integrated appliances include an impressive stainless-steel range cooker and extractor hood. Each of the three generously sized double bedrooms benefits from useful built-in storage and enjoys either east or west-facing aspects. Completing the accommodation is a sleek shower room featuring a hidden cistern WC, chrome towel radiator, and a washbasin built into vanity. Externally, the paved east-facing rear garden with a useful timber shed offers excellent potential. A paved driveway provides convenient off-street parking at the front of the property.

**VIEWING: Telephone Solicitors on 0131 225 6229**

#### Property features

- Three-bedroom ground-floor mid-terrace property
- Spacious west-facing sitting room
- Kitchen leading to the east-facing rear garden
- Three double bedrooms
- Modern shower room
- East-facing rear garden
- Driveway
- Double glazing
- Gas Central Heating

#### Area

Whitecraig is a small and welcoming East Lothian village that features a primary school, convenience store, post office, and play park, and lies a short drive from Dalkeith and Musselburgh. Both feature an array of dining, retail, and leisure choices including a leisure centre with a swimming pool and gym, the historic Musselburgh Links one of the oldest golf courses in the world, and the famous Musselburgh Racecourse. High-street stores and casual dining options can be found at nearby Straiton and Fort Kinnaird Retail Parks, the latter also houses an ODEON multiplex cinema. For days spent in the great outdoors,

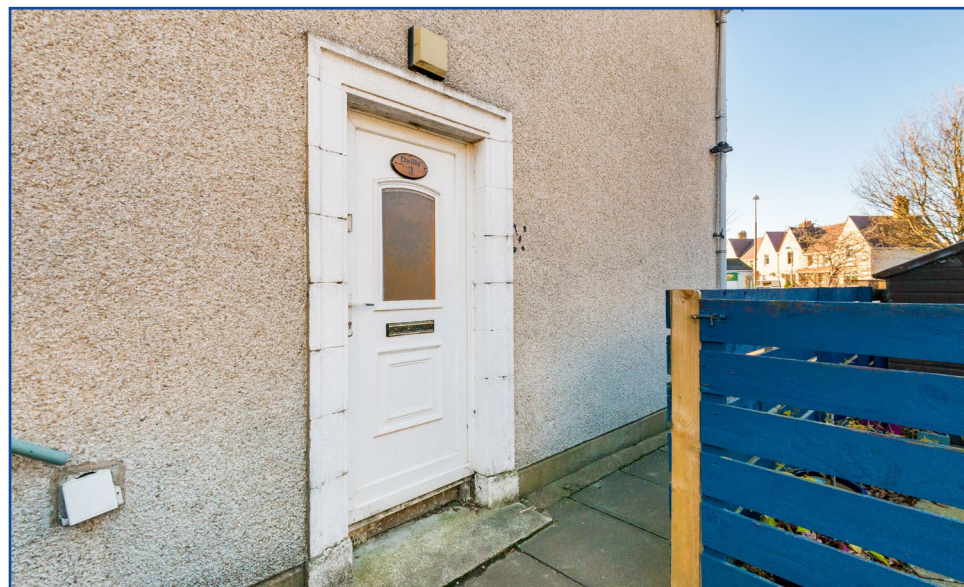
Whitecraig is an excellent position from which to enjoy the stunning beaches, sweeping countryside and renowned golf courses of East Lothian along with Dalkeith Country Park. Primary schooling is catered for and Rosehill High School is the newest secondary school in East Lothian. Private schooling is available at the prestigious Loretto School in Musselburgh. Whitecraig is served by regular bus links into Edinburgh and benefits from convenient access to the A1 and Edinburgh City Bypass. Musselburgh Train Station is within easy reach.

#### EPC Rating: C

#### Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

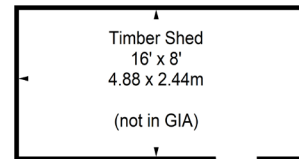




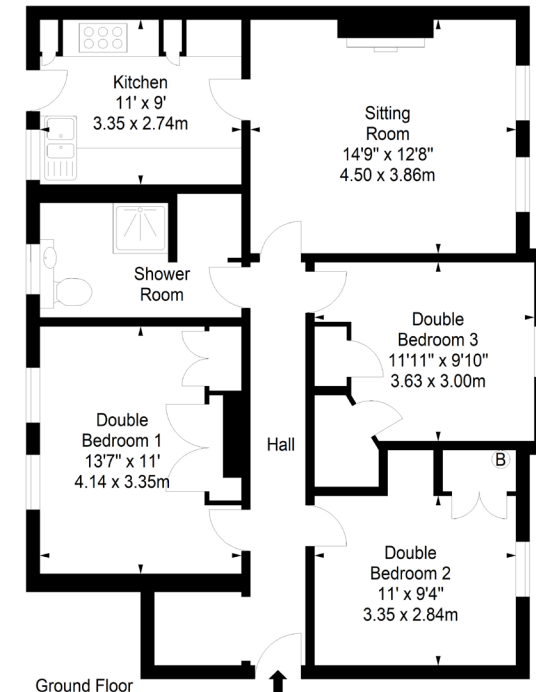
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Whitecraig,  
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East Lothian, EH21 8NT



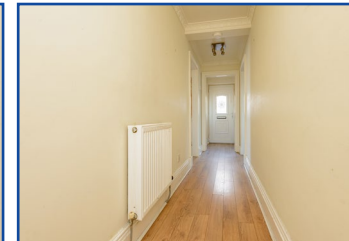
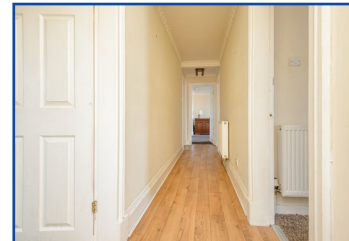
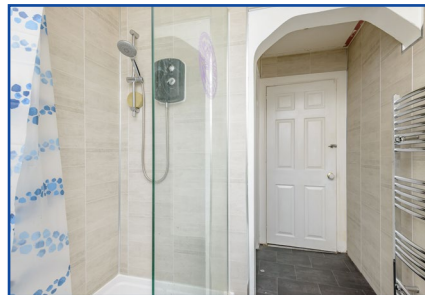
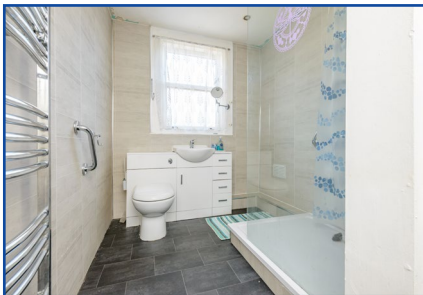
Approx. Gross Internal Area  
895 Sq Ft - 83.15 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



Ground Floor



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