



19 Ravensheugh Crescent
Musselburgh, EH21 7PZ



"19 Ravensheugh Crescent is a two-bed semi-detached property in a quiet residential street"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



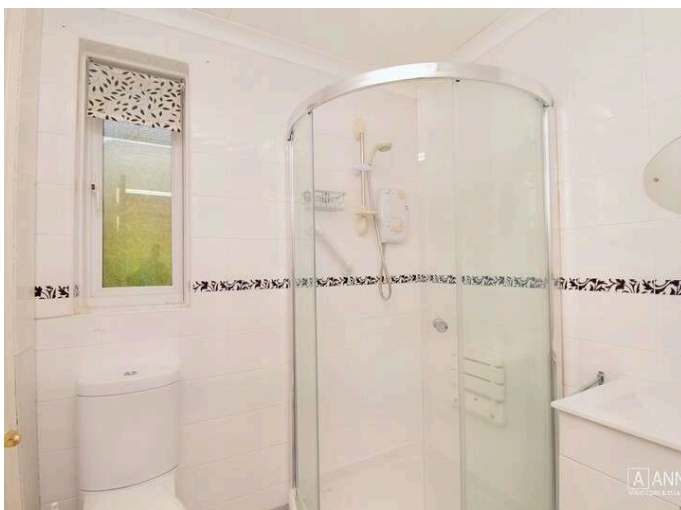
DESCRIPTION

19 Ravensheugh Crescent is a two-bed semi-detached property in a quiet residential street offering incredible development potential. The accommodation comprises entrance hallway with cupboard under the stairs; large living room with windows to front & rear offering an abundance of natural light; kitchen leading to rear garden; bedroom one with large cupboard; bedroom two with fitted wardrobes and a shower room completes the property. Externally there are mature gardens to the front flanked by a driveway and side garden leading to an impressive enclosed rear garden mostly laid to lawn and slab with garden shed. Further benefits include gas central heating; double glazing and unrestricted on street parking.

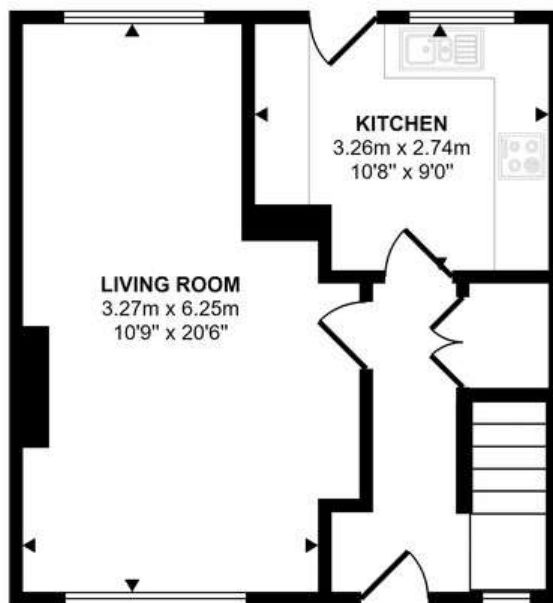
EPC RATING

The energy efficiency rating for this property is band C.

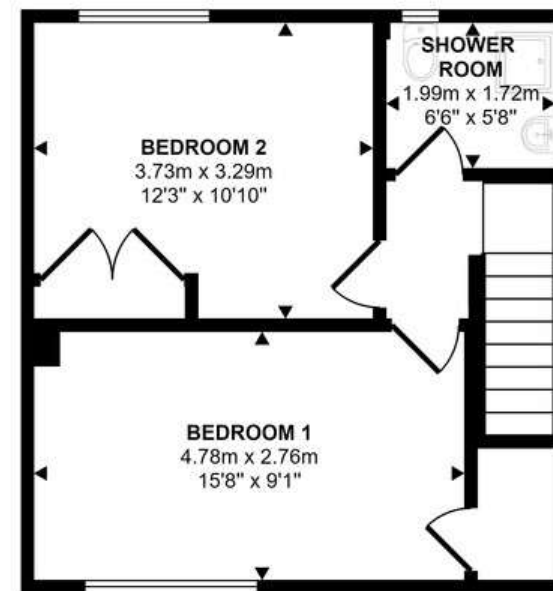
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Approx Gross Internal Area
 73 sq m / 787 sq ft



Ground Floor
 Approx 37 sq m / 395 sq ft



First Floor
 Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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