



21C Bush Street
Musselburgh, East Lothian EH21 6DB



"21C Bush Street is a bright and spacious, three bedroom double upper villa"

- ENTRANCE VESTIBULE
- WC
- HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- UNRESTRICTED STREET PARKING
- GREAT LOCAL AMENITIES
- GOOD 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. Historic Leith and Portobello are only a few miles away offering a further choice of specialist shops and services. 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 (Jewel & Esk campus) 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.

DESCRIPTION

21C Bush Street is a bright and spacious, three bedroom double upper villa, situated within a couple minutes walk of Musselburgh's Beach, Promenade and High Street.

Entered via a shared external stair, the accommodation comprises: entrance vestibule with WC off; hallway with storage cupboard off; welcoming living room with space for a dining table and chairs; kitchen; double bedroom 3; stair to upper landing, with Velux window and cupboard off; double bedroom 1 with bay window and under eaves storage; double bedroom 2 bay with bay window and under eaves storage and bathroom with shower over bath.

Further benefits include: gas central heating; double glazing; external storage cupboard; unrestricted street parking and good transport links.

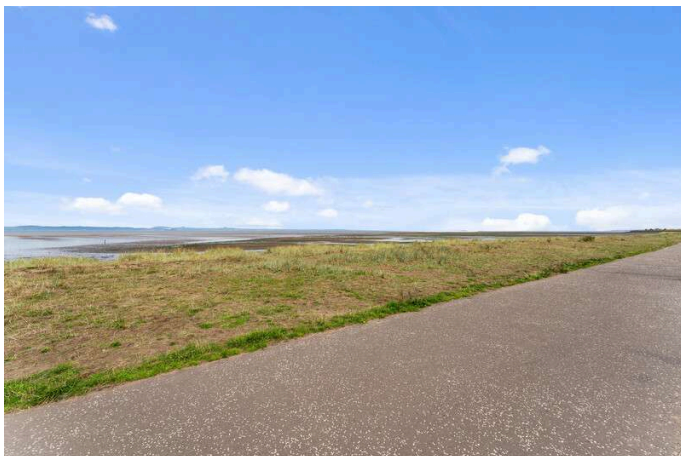
EPC RATING

The energy efficiency rating for this property is band E

COUNCIL TAX

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

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



21C Bush Street
Approximate Gross Area
106 sq m /1141 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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