

**9 Edenhall Road  
Musselburgh, EH21 7NR**

OFFERS OVER £195,000



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- Traditional end terraced villa
- Livingroom
- Fitted kitchen with appliances
- Three double bedrooms
- Modern wetroom
- Gas central heating, double glazing
- Gardens to front & rear. Unrestricted on street parking
- EPC Band D, Council tax band C

### Description

This is a well proportioned (91m sq) traditional end terraced villa within a popular estate. The property is in good decorative order and benefits from gas central heating and double glazing throughout. Accommodation comprises an entrance vestibule with understair storage cupboard, hall, front and side facing livingroom, fitted kitchen with appliances, rear hall with storage cupboard and door to garden, three generous double bedrooms and a modern fully panelled wetroom with two piece white suite, shower, curtain and rail.





### Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens and parking

There is a well maintained front garden with lawn, paved seating area, flower borders and gate to the rear garden. The larger rear garden has also been well maintained and paved patio, large lawn, wooden shed and wooden summerhouse. There is ample unrestricted on street parking to the front of the property.

### Extras

All the fitted floor coverings, blinds, gas cooker, automatic washing machine, wooden summerhouse and wooden shed are included within the sale price.

### Home Report

The property is valued at £200,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131





9 EDENHALL ROAD, MUSSELBURGH EH21 7NR  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 1,012 SQ FT / 94 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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