



**62 Clayknowes Place**  
Musselburgh, EH21 6UQ

A

# "62 Clayknowes Place is an immaculately presented and well-proportioned three-bedroom semi-detached villa"

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



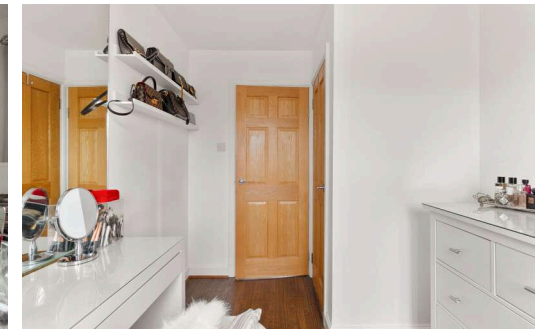
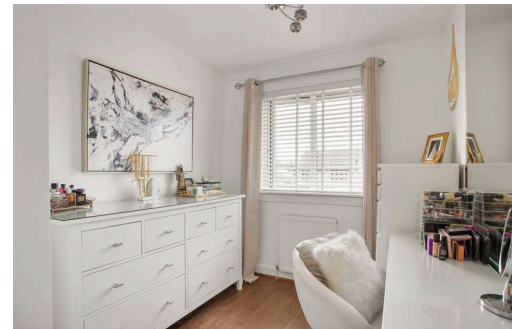


## LOCATION

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. 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.

## COUNCIL TAX

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



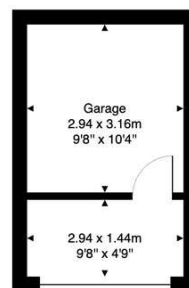
## DESCRIPTION

62 Clayknowes Place is an immaculately presented and well-proportioned three-bedroom semi-detached villa, situated in an established residential area, 1 mile from Musselburgh High Street. The accommodation comprises: welcoming hallway with fully tiled WC off; neutrally decorated, bright and spacious living room; kitchen/dining room with ample floor and wall mounted storage cupboards, with patio doors leading to the enclosed garden; front facing double bedroom 1 with built in mirrored wardrobes; rear facing double bedroom 2 with built in mirrored wardrobes; front facing, large single bedroom 3 with storage cupboard and a fully tiled, contemporary family bathroom with 3 piece white suite with mains fed shower over bath. Externally, there is a single driveway suitable for 2 cars which leads to a single garage with light and power, as well as a low maintenance southeast facing rear garden with artificial grass. The property further benefits from gas central heating; double glazing; a short walk from Musselburgh train station running frequent services to Edinburgh in just 10 minutes.

## EPC RATING

The energy efficiency rating for this property is band C

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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 95.4 m<sup>2</sup> ... 1027 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor

First Floor

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**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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