



**17 Newhailes Crescent**  
**MUSSELBURGH, EH21 6DP**

**A**

# "17 Newhailes Crescent is a spacious, three-bedroom, detached bungalow, with beautifully mature landscaped gardens and an adjoining garage"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- DINING ROOM
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- GARAGE





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### 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 (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 F, however, please check with the local authority.



### DESCRIPTION

17 Newhailes Crescent is a spacious, three-bedroom, detached bungalow, with beautifully mature landscaped gardens and an adjoining garage. This rarely available property is located on a highly desirable and quiet side street, near the waterfront of Musselburgh, East Lothian. The accommodation comprises: entrance vestibule; impressive, welcoming hallway allowing access to all rooms; rear facing living room with ornate cornicing; living flame gas fire and French doors leading to the enclosed garden; spacious kitchen with dining room off, comfortably seating a table of 6; double bedroom one with feature bay window and mirrored wardrobe space; double bedroom 2 with mirrored wardrobe space; single bedroom 3 and a family bathroom which completes the accommodation on offer. A large attic space offers incredible potential to extend subject to the necessary building consent. Externally, there are mature gardens to the front, flanked by a single driveway leading to a single garage, with an impressive mostly laid to lawn, southwest facing walled rear garden with a selection of established shrubs and flowers. Further benefits include: gas central heating; double glazing and ample unrestricted on-street parking.

### EPC RATING

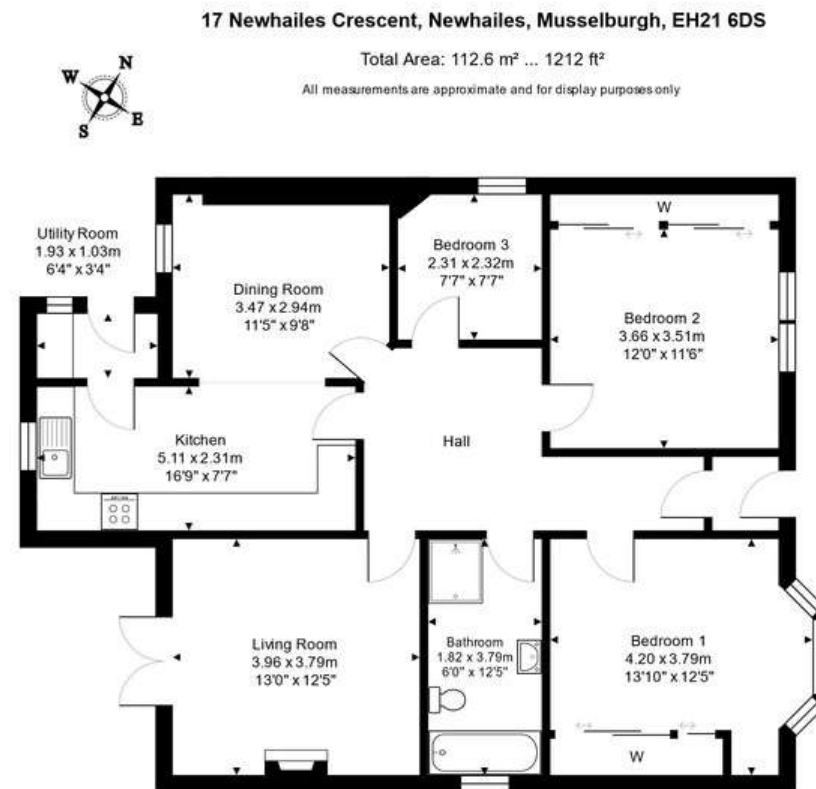
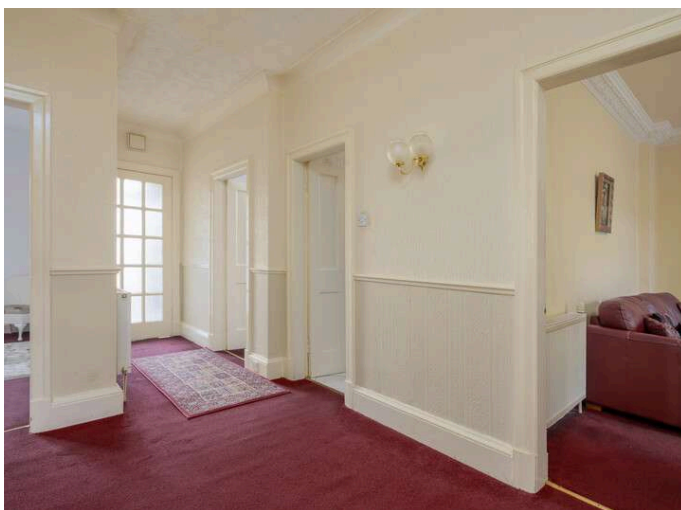
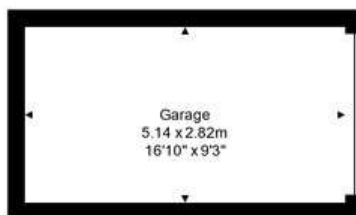
The energy efficiency rating for this property is band E





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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.



266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk



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