



2 Galt Avenue
Musselburgh, EH21 8HB

A

"2 Galt Avenue is a tastefully presented, three-bedroom, semi-detached villa with private front and rear gardens"

- ENTRANCE HALL
- LIVING ROOM
- BREAKFASTING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- TWO VEHICLE DRIVE-WAY
- ENCLOSED REAR GARDEN
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS



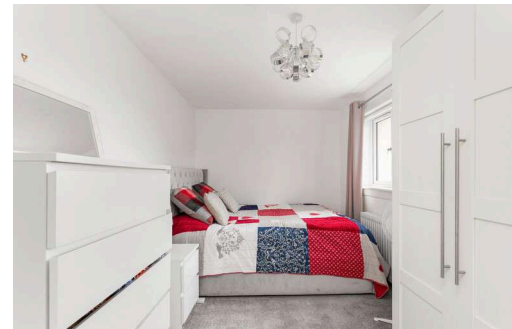


LOCATION

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

2 Galt Avenue is a tastefully presented, three-bedroom, semi-detached villa with private front and rear gardens, located in the established residential area of Musselburgh. The well-presented accommodation comprises: welcoming hallway with under-stairs storage cupboard and carpeted stair leading to the 1st floor; bright and spacious, dual aspect living room with feature fireplace; kitchen diner with ample floor and wall mounted storage cupboards, wood-effect worktops, tiled splash back and integrated electric oven and induction hob; upper landing with side-aspect window and hatch to attic; rear facing double bedroom 1; front facing double bedroom 2; single bedroom 3 with built in wardrobe and a modern, three piece, fully tiled family bathroom with shower over bath. Externally, the property has a mono-blocked driveway suitable for 2 cars and an enclosed rear garden with lawn and raised, paved patio which is perfect for entertaining within the summer months. Further benefits include gas central heating and double glazing.

EPC RATING

The energy efficiency rating for this property is band B

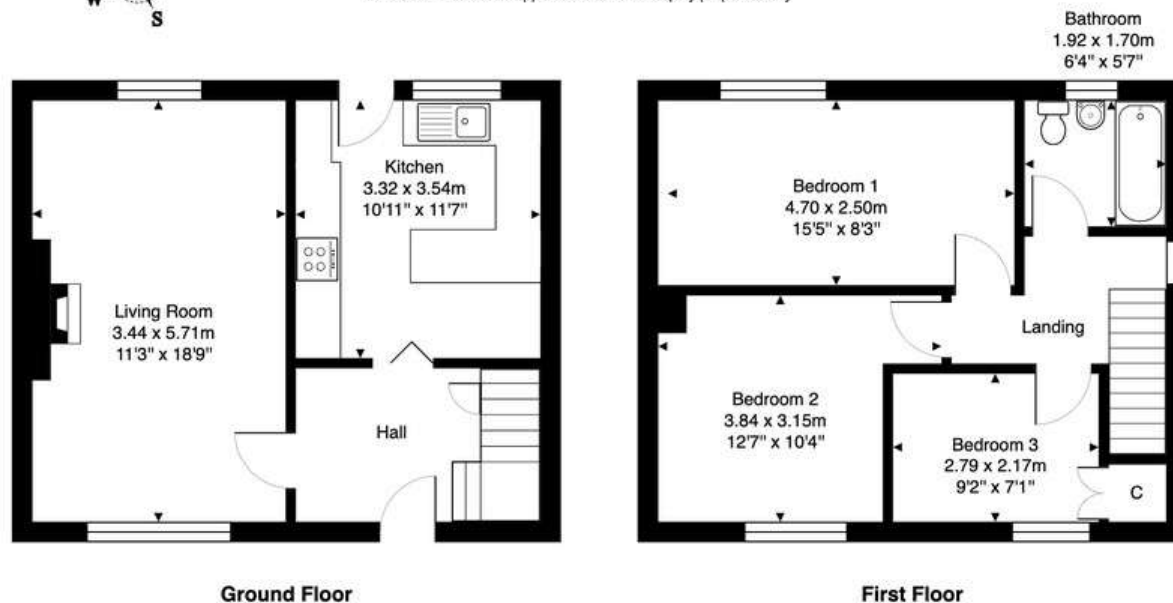
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 78.7 m² ... 847 ft²

All measurements are approximate and for display purposes only



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