



**121 Mayfield Crescent**  
Musselburgh, EH21 6EU

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# "121 Mayfield Crescent is a two bedroom end terraced home located in a quiet residential development"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINER
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT, SIDE AND REAR GARDENS
- ON STREET PARKING
- 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 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

Mayfield Crescent is a two bedroom end terraced home located in a quiet residential development, set back from the road in the popular East Lothian town of Musselburgh. The property is in excellent order throughout and would suit a range of buyers. The accommodation comprises: welcoming entrance hallway with cupboard off; bright and spacious living room with living flame gas fire and windows front and side letting in lots of natural light; well equipped, modern kitchen diner with ample floor and wall mounted storage units and integrated cooker and hob; utility room with access out on to the enclosed side and rear gardens; family bathroom with three-piece suite and electric shower over bath; double bedroom 1 with substantial wardrobe space and double bedroom 2 with open cupboard space which completes the accommodation on offer. Externally, the property boasts incredibly manicured front, side and rear gardens with a mixture of plants and shrubbery, with a southeast facing paved patio which is perfect for entertaining during the summer months. Further benefits include gas central heating; double glazing and ample on street parking.

## EPC RATING

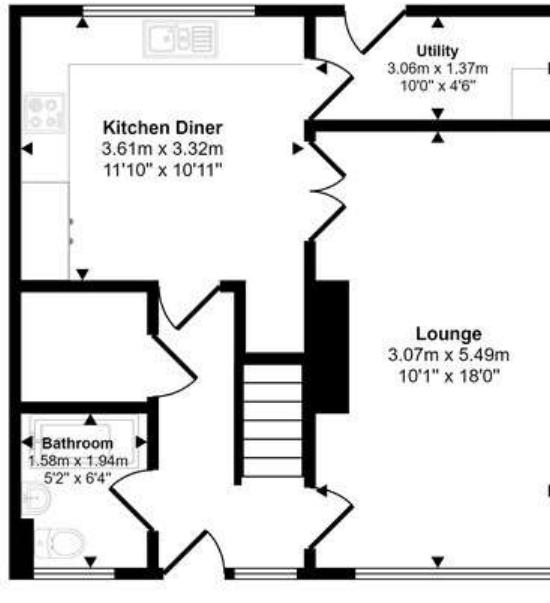
The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

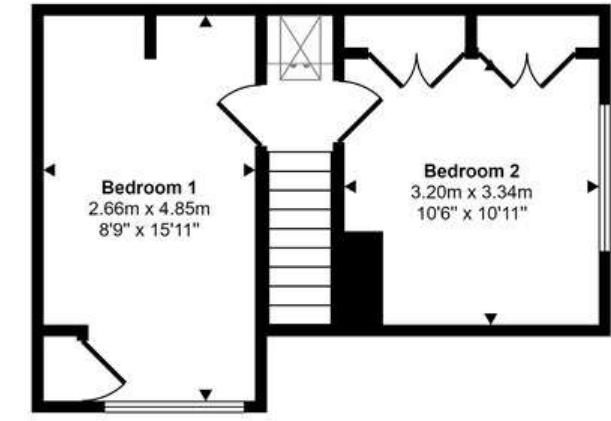
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area  
77 sq m / 830 sq ft



Ground Floor  
Approx 47 sq m / 511 sq ft



First Floor  
Approx 30 sq m / 320 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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