



66 Denholm Avenue
Musselburgh, EH21 6TY



"66 Denholm Avenue is an immaculately presented detached 4 bedroom villa enjoying a peaceful cul-de-sac setting"

- HALLWAY
- LOUNGE
- KITCHEN/DINER
- UTILITY ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- 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 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

66 Denholm Avenue is an immaculately presented detached 4 bedroom villa enjoying a peaceful cul-de-sac setting within a sought after residential development in Musselburgh. The accommodation comprises: entrance hallway with cupboard under stairs; bright and spacious lounge with patio doors to the rear garden; stylish well-equipped kitchen with integrated oven and dining area to the front; utility room leading to rear garden; downstairs W.C; double bedroom one with en-suite shower room; double bedroom two with built in wardrobes; double bedroom three with built in wardrobes; single bedroom four with built in wardrobes and family bathroom. Further benefits include gas central heating; double glazing; front garden laid to lawn; driveway with access to garage and west facing enclosed rear garden mostly laid to lawn, close walk to Musselburgh High Street with a variety of outlets, regular transport links into town and down the east coast and quick access to the City Bypass and beyond.

EPC RATING

The energy efficiency rating for this property is band C.



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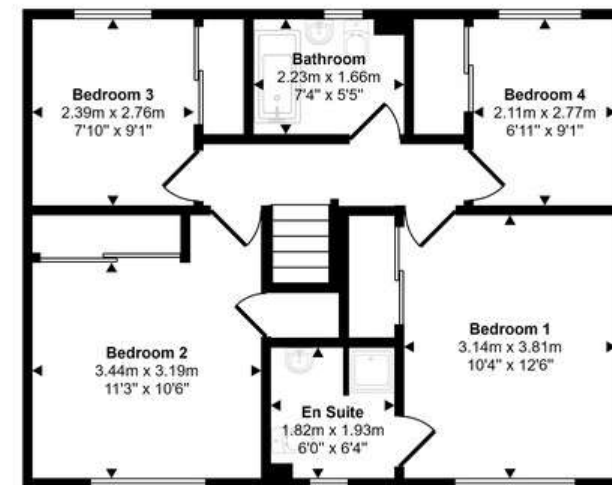
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Approx Gross Internal Area
 116 sq m / 1248 sq ft



Ground Floor
 Approx 57 sq m / 617 sq ft



First Floor
 Approx 59 sq m / 632 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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