

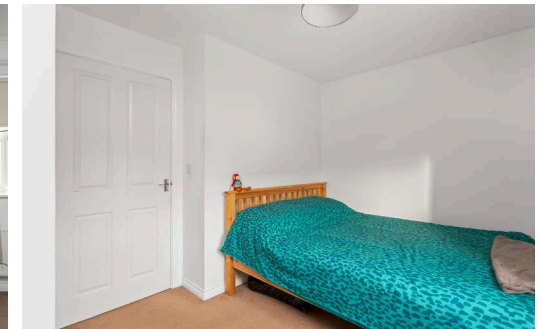
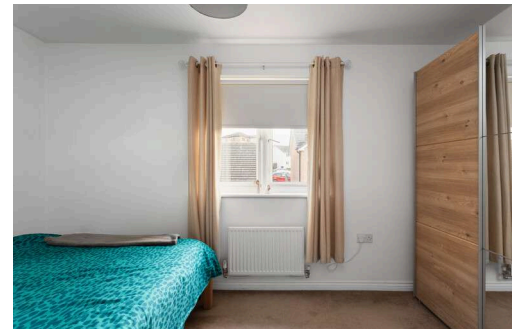
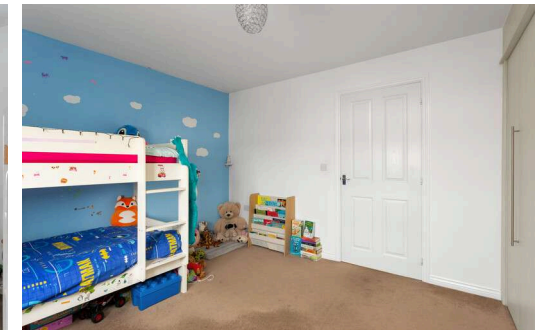
3 Burns Wynd
Musselburgh, EH21 7DT

A

"3 Burns Wynd is a beautifully presented mid terraced house, set within a quiet street in the popular Musselburgh area"

- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BATHROOM
- WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ALLOCATED PARKING SPACE
- 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 (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.

DESCRIPTION

3 Burns Wynd is a beautifully presented two bedroom mid terraced house, set within a quiet street in the popular Musselburgh area.

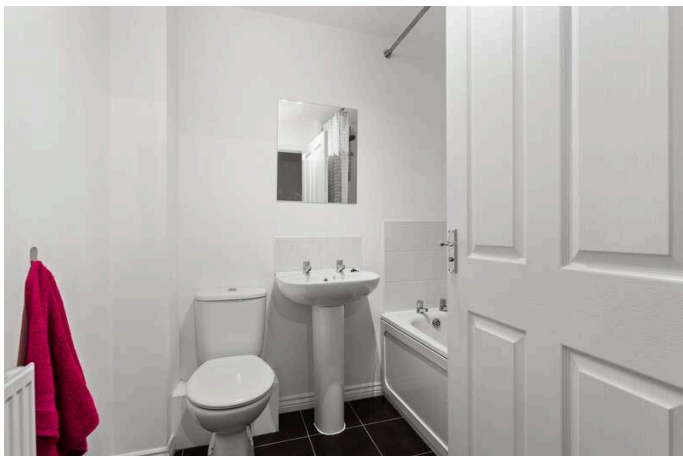
The accommodation comprises: welcoming entrance hall with understair cupboard and WC off; living room with patio doors leading to rear garden; well-equipped modern kitchen situated to the front of the property with integrated gas hob, electric oven and fridge freezer; carpeted stair to upper landing; rear facing double bedroom 1 with built-in wardrobes; front facing double bedroom 2 and contemporary bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; front garden; enclosed rear garden with low maintenance artificial lawn and gate access to rear carpark with allocated parking space; excellent local amenities and great transport links. The energy efficiency rating for this property is band C

COUNCIL TAX

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

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.



3 Burns Wynd, Musselburgh, EH21 7DT

Total Area: 66.3 m² ... 714 ft²

All measurements are approximate and for display purposes only



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



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.
 Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565