



I Grove Street
Musselburgh, EH21 7EZ

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"1 Grove Street is a rarely available, traditional main door lower villa"

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & 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. 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 D, however, please check with the local authority.



DESCRIPTION

1 Grove Street is a rarely available, traditional main door lower villa, situated in the popular East Lothian town of Musselburgh. Within a short walk to the vast amenities of the High Street as well as offering a wealth of space both internally and externally, this well-presented property offers immense appeal to a variety of buyers. The accommodation comprises: welcoming hallway with quality flooring leading throughout; bright and spacious, dual aspect living/dining room with patio doors leading to the stunning and enclosed landscaped garden; fitted kitchen with ample floor and wall mounted storage cupboards; rear facing double bedroom 1 with large built in wardrobe; front facing, dual aspect double bedroom 2; double bedroom 3 and a modern, fully tiled family bathroom with mains fed shower over bath which completes the accommodation on offer. Externally, the property has an enclosed walled front garden mostly laid to lawn and to the rear, a large west facing, low maintenance garden, perfect for entertaining within the summer months. Further benefits include: double glazing; gas central heating and on street parking.

EPC RATING

The energy efficiency rating for this property is band C





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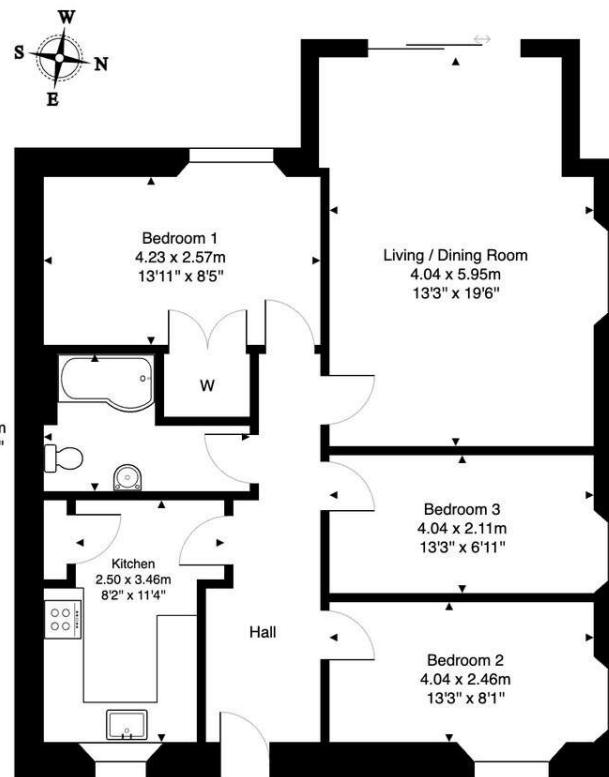
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 79.5 m² ... 856 ft²

All measurements are approximate and for display purposes only



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