



23 Ravensheugh Crescent
Musselburgh, EH21 7PZ



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"23 Ravensheugh Crescent is a two-bed semi-detached home, situated within a quiet residential cul-de-sac"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATH ROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- 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 (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.

COUNCIL TAX

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



DESCRIPTION

23 Ravensheugh Crescent is a two-bed semi-detached home, situated within a quiet residential cul-de-sac 1 mile east of Musselburgh High Street. The accommodation comprises: entrance hallway with cupboard under the stairs; large living room with windows to front & rear offering an abundance of natural light; modern kitchen with ample floor and wall mounted storage units with direct access out on to the generous rear garden; double bedroom one with large cupboard; double bedroom two with fitted wardrobes and a family bathroom with mains fed shower over bath which completes the accommodation on offer. Externally, there is a generous mono-block driveway suitable for 3 cars, and a mature garden to the rear with patio area, perfect for entertaining within the summer months. Further benefits include electric heating; double glazing and unrestricted on street parking.

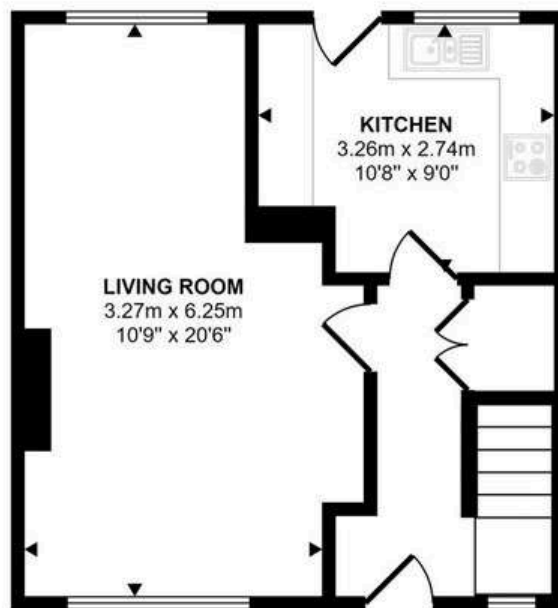
EPC RATING

The energy efficiency rating for this property is band F

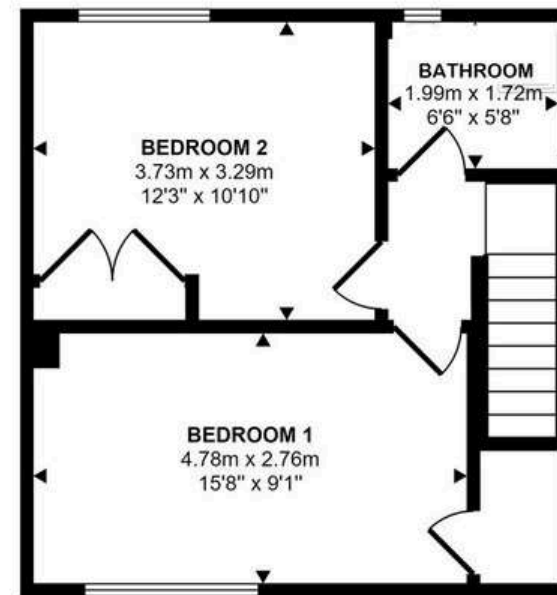
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
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Approx Gross Internal Area
 73 sq m / 787 sq ft



Ground Floor
 Approx 37 sq m / 395 sq ft



First Floor
 Approx 36 sq m / 392 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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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.
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