



18 Clayknowes Way
Musselburgh, EH21 6UN



"18 Clayknowes Way is an attractive semi-detached villa, located within a quiet cul-de-sac"

- ENTRANCE VESTIBULE
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINK





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.



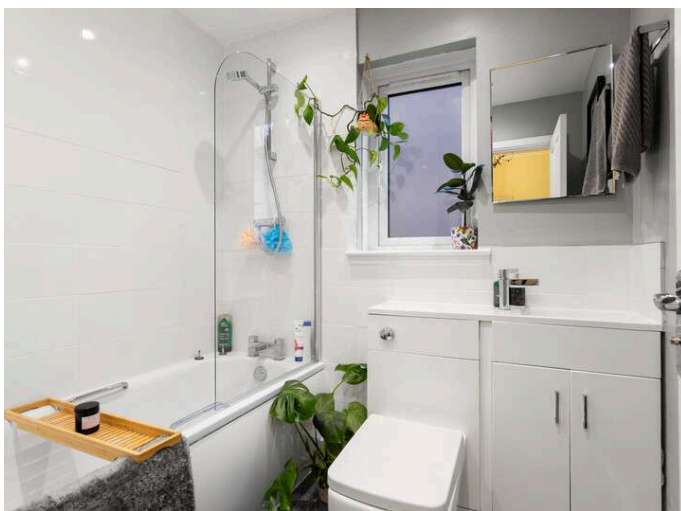
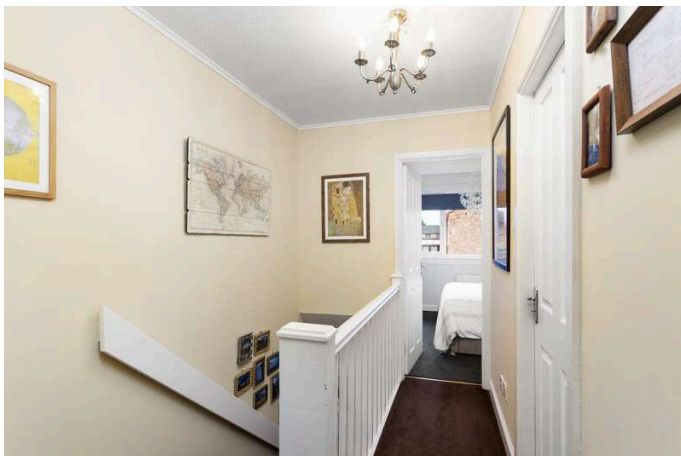
DESCRIPTION

18 Clayknowes Way is an attractive semi-detached villa, located within a quiet cul-de-sac forming part of a modern and mature residential development in the popular town of Musselburgh. Tastefully decorated throughout, the accommodation comprises: entrance vestibule; bright and spacious open plan living room; modern kitchen with ample floor and wall mounted storage units; rear facing double bedroom 1 with fitted wardrobes; front facing double bedroom 2 with fitted wardrobes and a family bathroom with mains fed shower over bath which completes the accommodation on offer. Externally, there is a front garden laid to lawn, flanked by a single driveway, with an enclosed garden to the rear with large, raised patio area, perfect for entertaining within the summer months. Further benefits include gas central heating; double glazing and within a short walk from Musselburgh train station running frequent services to Edinburgh in just 10 minutes.

EPC RATING

The energy efficiency rating for this property is band C

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.



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Total Area: 61.5 m² ... 662 ft²

All measurements are approximate and for display purposes only



Ground Floor

First Floor

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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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