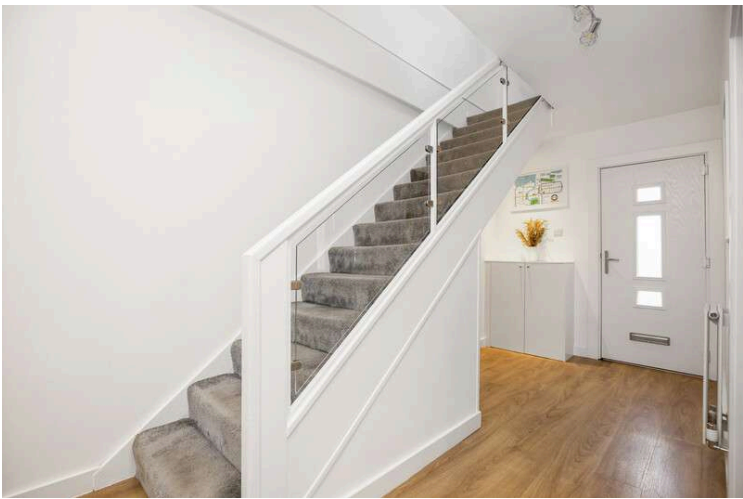






Buyers are given an opportunity to purchase this stunning semi-detached family size home. As viewing will confirm the property has been modernised and refurbished to a high standard and is a credit to its current owners. The accommodation briefly comprises a welcoming entrance with feature glass balustrade and storage under the stairs; bright south facing lounge with fantastic natural light from the tripple window formation. Modern kitchen with a good range of modern white units, attractive metro tiling around wooden worktop, ample space for breakfasting table and chairs and glazed door direct access to the rear garden. On the lower level we have the refurbished family bathroom, fully tiled with twin end bath and natural light from window. On the upper level is a shower room and three generous bedrooms, Bedroom 1 and 3 has walk in storage. The property benefits from gas central heating and double glazing, fresh decor and attic storage. Externally to the front is monoblocks giving space for parking and to the rear is a sizeable garden with real and artificial lawn and paved areas. This space gives a perfect space for entertaining and a space area for children and pets. The addition of a garden room with power gives a perfect home office/studio .

- Beautifully presented semi detached home
- Large bright lounge, modern kitchen/dining
- 3 Double bedrooms, bathroom & showerroom
- Garden room with power, ideal home office
- Gas Central Heating & Double Glazing
- Driveway, gardens to front, side and rear



## Location

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. Musselburgh also provides schools in both the state and private sector. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach.

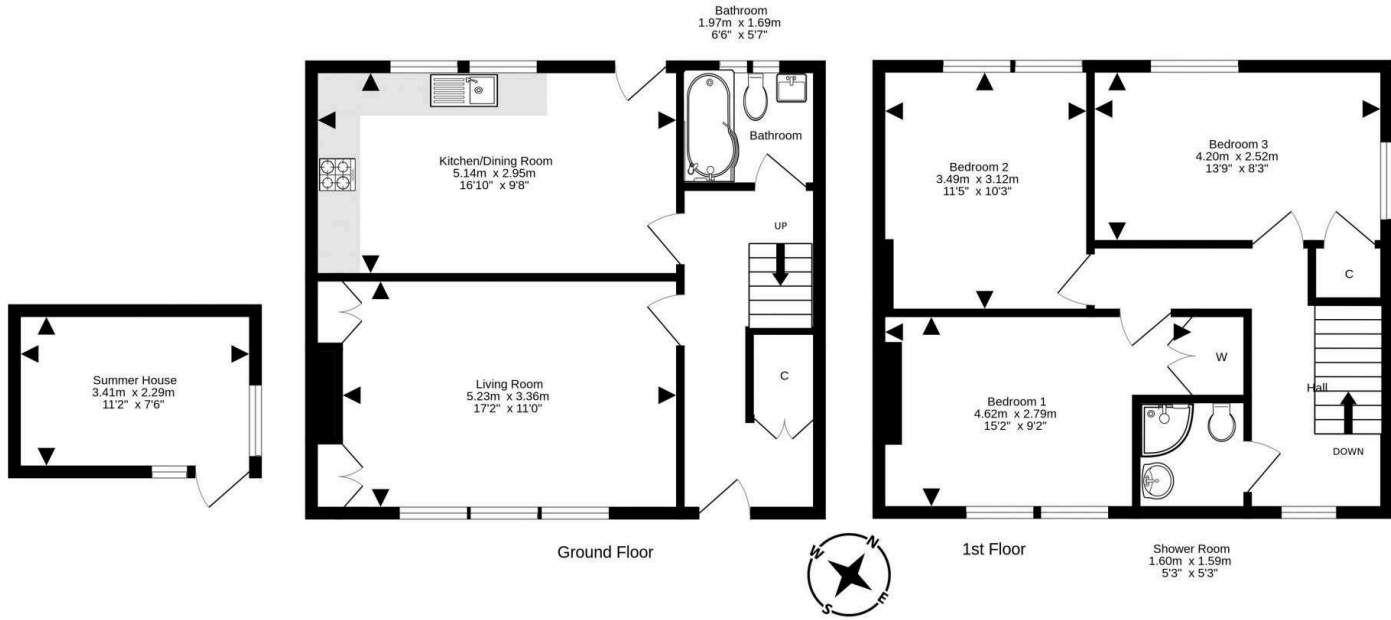
## Extras

Included in the sale are light fittings, window coverings, garden room

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

