





Situated in an established development overlooking the River Esk, this three-bedroom, two-bathroom mid-terraced house offers spacious accommodation and a delightful setting. It also presents buyers with an exciting opportunity for full modernisation, allowing you to set the style and standards to your own preference. The home lies just a short stroll from Musselburgh's town centre, where excellent amenities can be found, such as shops, everyday essentials, restaurants, pubs, and entertainment venues, as well as schools, transport links (including the train station), and scenic open spaces.

Extras: A freestanding electric cooker will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Mid-terraced house in Musselburgh
- Exciting opportunity for modernisation
- Within the Musselburgh conservation area
- Overlooking the River Esk
- Entrance hall with storage
- Dual-aspect living/dining room
- Bright kitchen
- Three double bedrooms (one with storage)
- One en-suite shower room
- Four-piece family bathroom
- Low-maintenance garden
- Private residents' parking



"THE PROPERTY ENJOYS A TRANQUIL OUTLOOK OVERLOOKING THE RIVER ESK."



EPC RATING:

D

COUNCIL TAX BAND:

D

VIEWINGS

By appointment with Gilson Gray on 01620 893 481



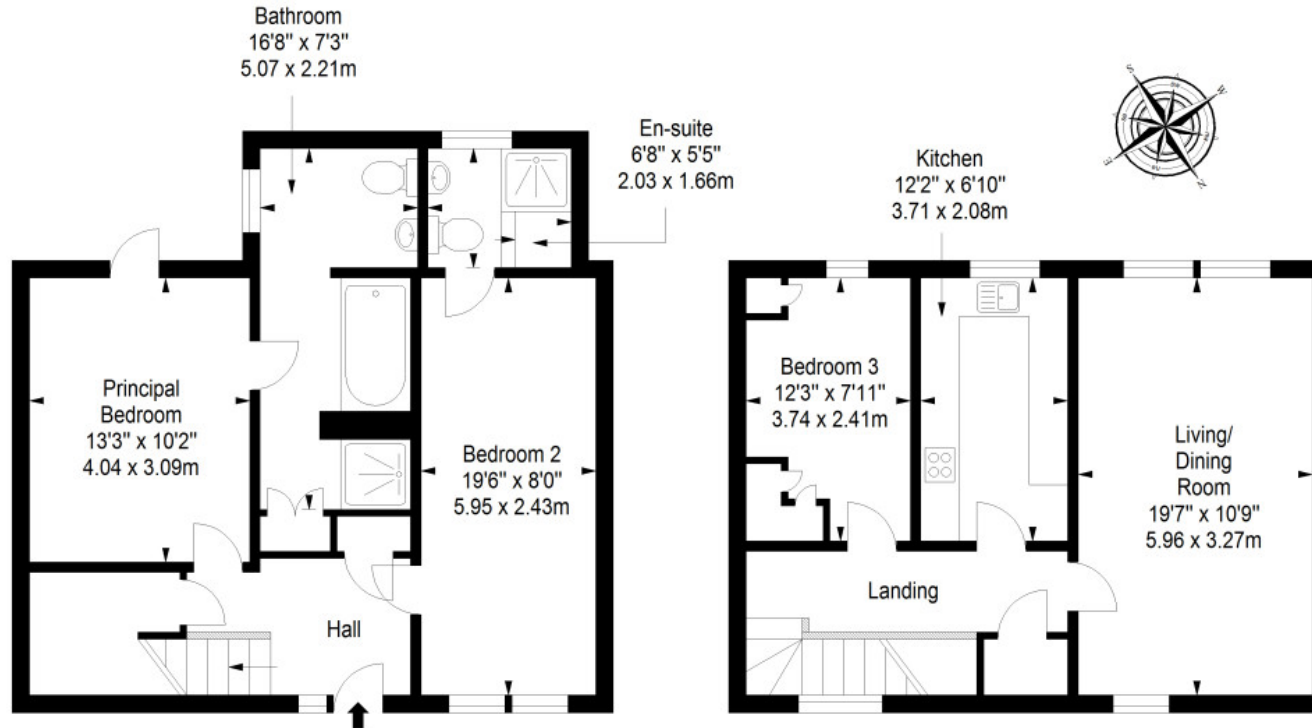
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Ground Floor
Approx. 56.4 sq. metres (607.1 sq. feet)

First Floor
Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
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BORDERS

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