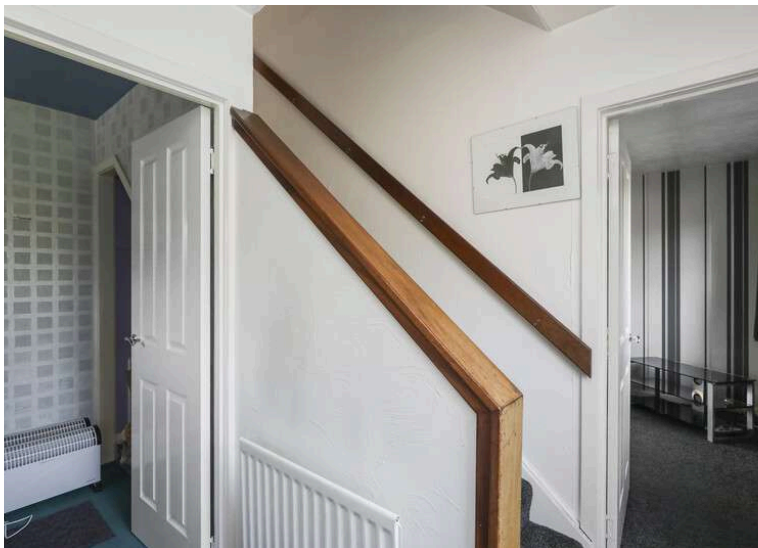




30 Mucklets Crescent, Musselburgh, EH21 6SS

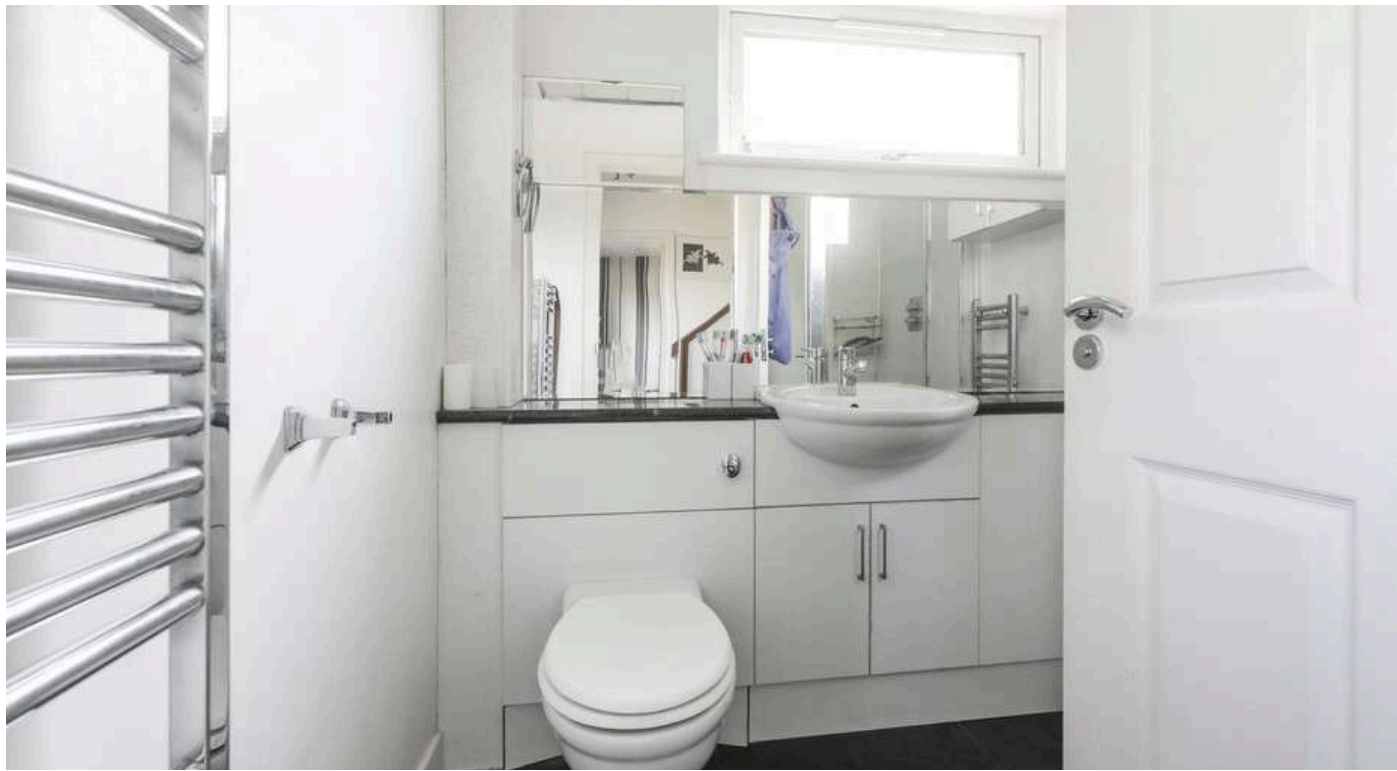
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Quietly positioned in an established residential development is this charming end terraced villa. This would suit many type of buyers from first time starter homes to downsizers. Situated over two levels, the accommodation briefly comprises on the lower level :- a well proportioned lounge dining room; a cottage style kitchen with access to the rear garden; bedroom 3 and a modern shower-room. On the upper level are two further double bedrooms (with bedroom 1 having built in mirrored wardrobes). The property benefits from has central heating and double glazing.

Externally there is generous gardens to the front side and rear an would give a safe play space for any pets or children. Ample unrestricted parking is available.

- Charming end terraced villa over two levels
- Quietly placed within a popular development
- Lounge, kitchen and modern shower-room
- 3 bedrooms and generous outdoor space
- Close to QMU and Musselburgh train station
- GCH and DG, perfect for any starter family



## 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, 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 is a short stroll away. 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.

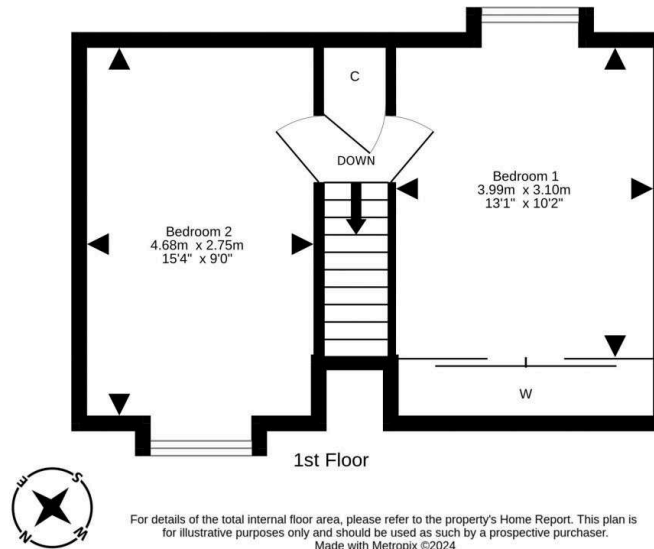
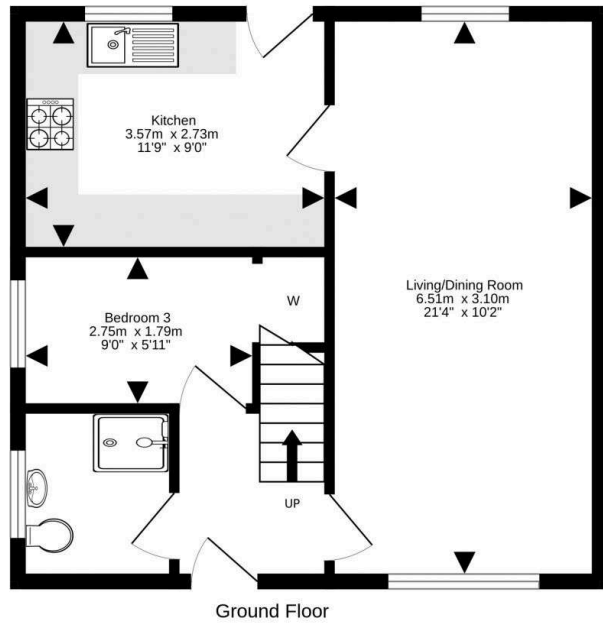
## Extras

Included in the sale are all window coverings, light fitting and any furniture the purchaser would like (excluding the fridge freezer)

## 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.  
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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.

