



33 Denholm Drive
Musselburgh, EH21 6TR

A

"33 Denholm Drive is an immaculately presented detached 4 bedroom villa"

- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- CONSERVATORY
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BATHROOM
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE









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 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 railway station 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 F, however, please check with the local authority.



DESCRIPTION

33 Denholm Drive is an immaculately presented detached 4 bedroom villa enjoying a peaceful street setting within a sought after residential development in Musselburgh.

The accommodation comprises: entrance hallway with cupboard under stairs; bright and spacious living room; dining room; stylish well-equipped kitchen with integrated oven; utility room leading to rear garden; downstairs W.C; conservatory; double bedroom one with en-suite shower room and built in wardrobes; double bedroom two with built in wardrobes; double bedroom three with built in wardrobes; double bedroom four with built in wardrobes and a family bathroom with electric shower over the bath. Further benefits include gas central heating; double glazing; front garden laid to lawn; driveway with access to garage and enclosed rear garden mostly laid to lawn, close walk to Musselburgh High Street with a variety of outlets, regular transport links into town and down the east coast and quick access to the City Bypass and beyond.

EPC RATING

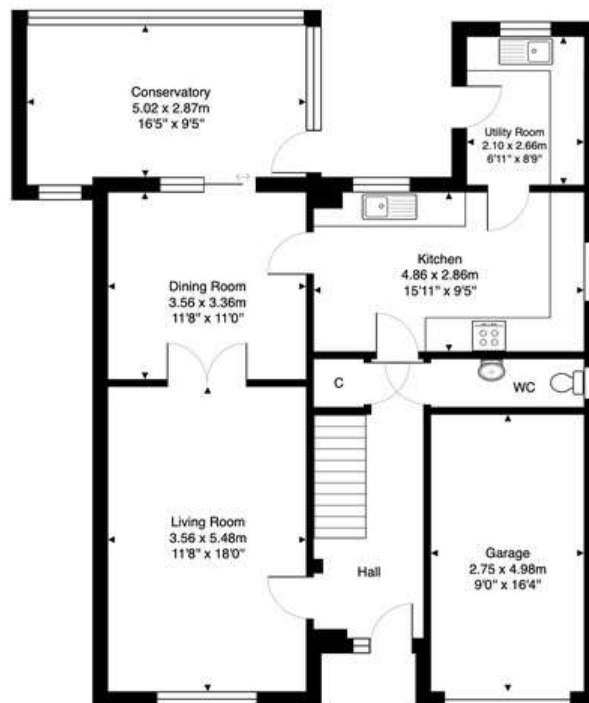
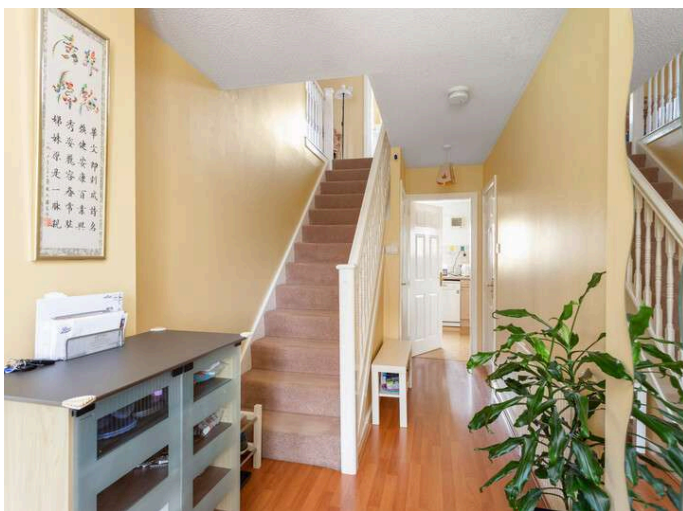
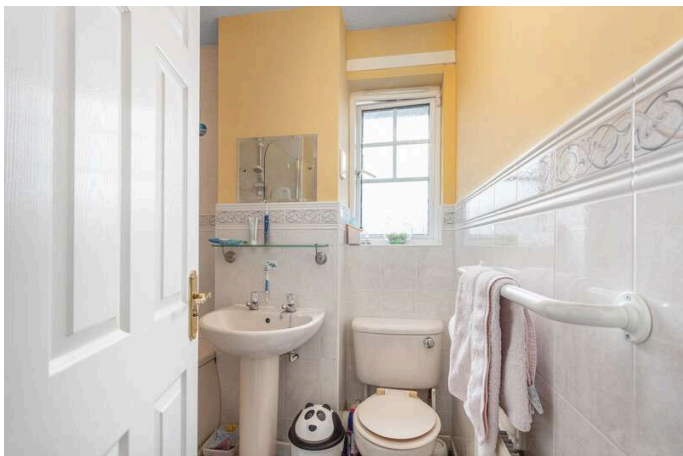
The energy efficiency rating for this property is band D





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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



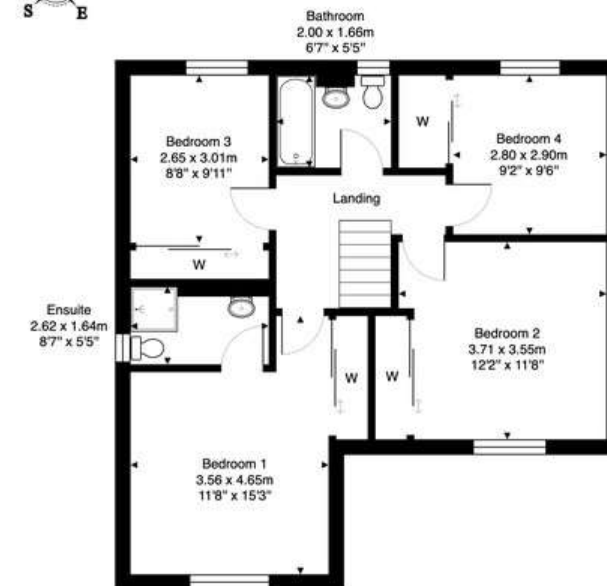
Ground Floor



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Total Area: 160.1 m² ... 1724 ft²

All measurements are approximate and for display purposes only.



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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