

12 Somerset Fields
Musselburgh, EH21 7FA

A

"12 Somerset Fields is an immaculately presented, bright and spacious three bedroom end terraced house"

- ENTRANCE HALL
- LIVING / DINING ROOM
- KITCHEN
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (SINGLE)
- BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE
- GREAT LOCAL AMENITIES
- GOOD 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 Wallyford 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.

DESCRIPTION

12 Somerset Fields is an immaculately presented, bright and spacious three bedroom end terraced house with private enclosed rear garden.

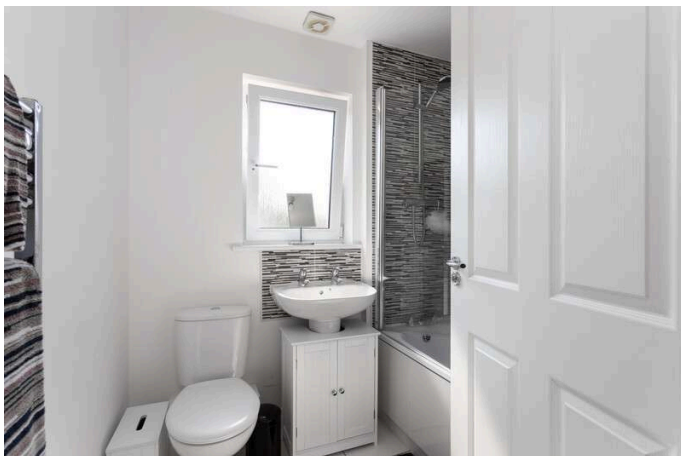
The accommodation, which is in move-in condition, comprises: welcoming entrance hall with cupboard and WC off; living / dining room with patio doors to rear garden; modern, well-equipped kitchen; carpeted stair to upper landing; double bedroom 1 with twin windows allowing natural daylight to flood in and built-in wardrobe; double bedroom 2; single bedroom 3 and contemporary bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; front garden with side gate leading to enclosed rear garden with lawn and decking area; allocated parking space; great local amenities and transport links. The energy efficiency rating for this property is band C.

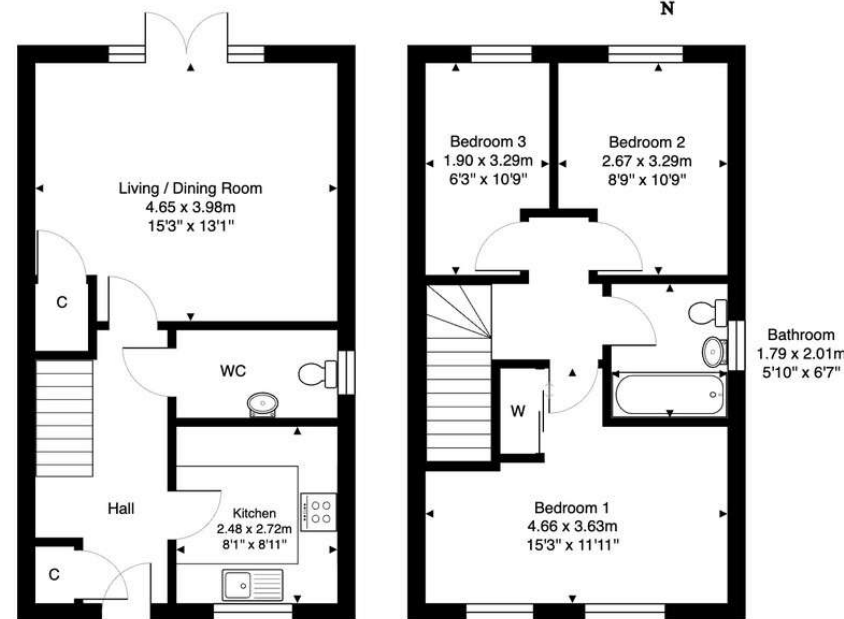
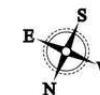
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

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: 77.4 m² ... 833 ft²

All measurements are approximate and for display purposes only.

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