

With the square footage at 175m² you will be hard pressed to find such a generously proportioned detached family home. The property offers an attractive flexible living space and easily reconfigured if needed and briefly comprises : on the ground floor : a welcoming entrance hall; large lounge with a lovely living flame gas fire and surround; dining room which accommodates a family sized dining table and free standing furniture comfortably; family room with patio doors to the garden. The kitchen offers a good range of modern upper and lower units, gas range style cooker and a useful separate utility room giving access to the garden. on the lower level is also a wc and storage cupboard. On the upper level are 4 exceptionally large double bedrooms, the principal bedroom benefits from a modern en-suite shower room with attractive tiling. A family bathroom with a white 3 piece suite, shower over bath with glazed screen and stylish tiling to the walls. Externally there is parking to the front with further parking in the nearby bays. To the rear there is a safe garden area for children and pets to play and a secure storage area incorporated into the house. The home further benefits from gas central heating, double glazing and has been maintained to a high standard.

- Exceptionally spacious detached family home
- 4 generous double bedrooms, 1 with en-suite
- 3 family rooms, family bathroom, downstairs wc
- An abundance of storage space including attic
- Well maintained gardens and outdoor store unit
- Close to train station and amenities



Location

Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. The town is an excellent gateway to East Lothian's miles of beautiful coastline, forests and hills making it the ideal spot for the outdoor enthusiast. Further amenities can be found in neighbouring Portobello, with its iconic promenade and superb range of boutique shops, cafes and waterside bars/restaurants. Musselburgh itself has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and a world famous race course. There is a full range of nursery, primary, and secondary schools including the prestigious Loretto Public School. 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 Newcraighall 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.

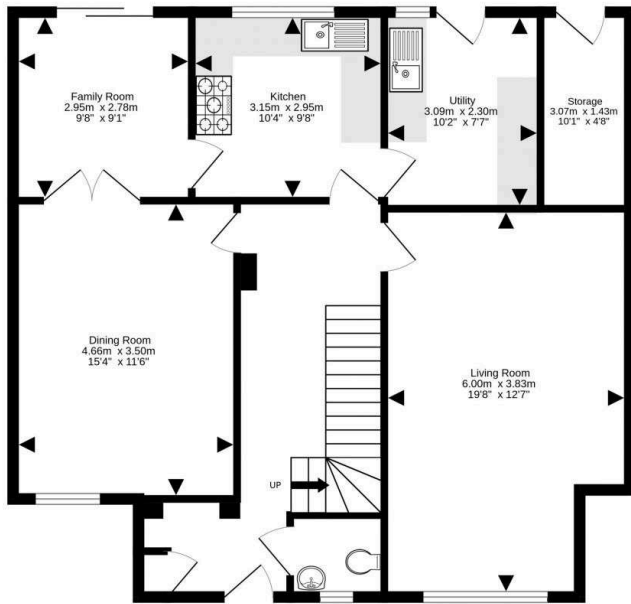
Extras

Included in the sale are all light fittings and window coverings

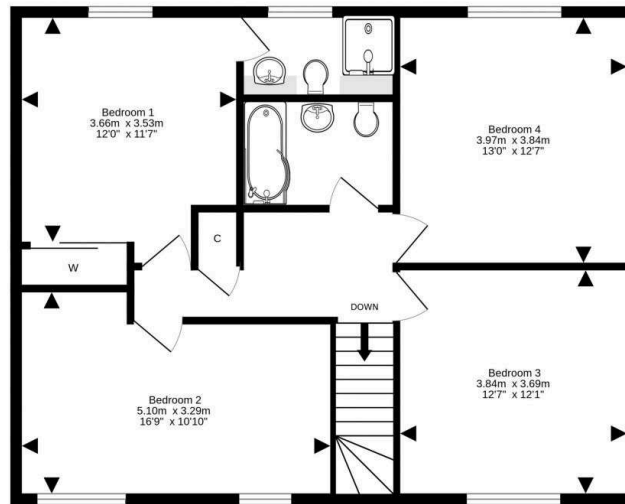
Price & Viewing

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

EPC Band - C



Ground Floor



1st Floor



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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