



50 Whitehill Avenue
Musselburgh, EH21 6PE

A

"50 Whitehill Avenue is a well-proportioned, mid terraced chalet style villa"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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, 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 (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. 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 C, however, please check with the local authority.



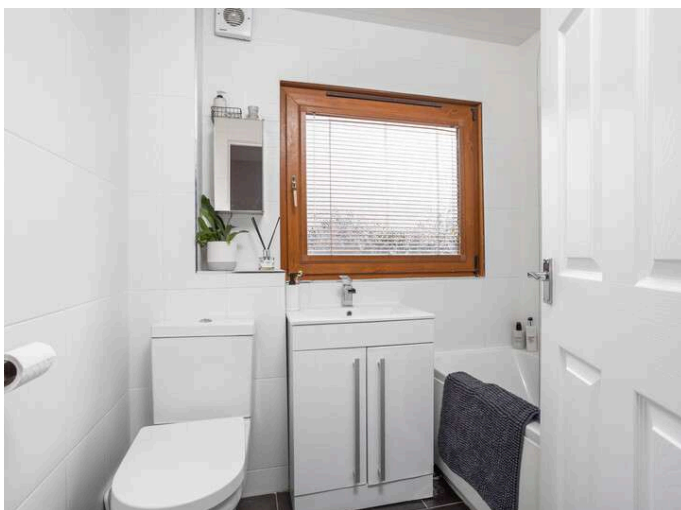
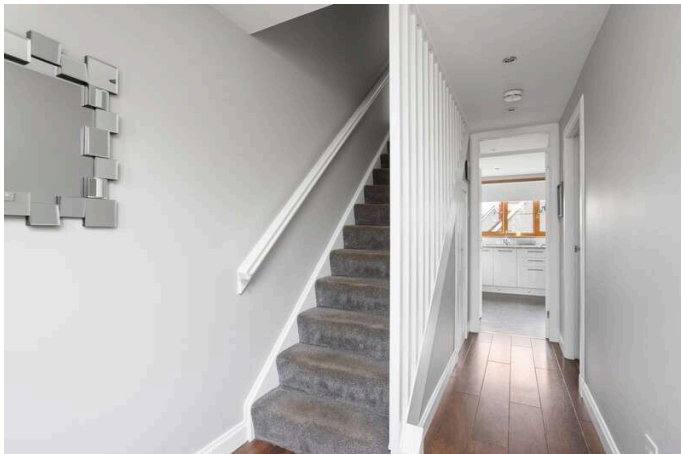
DESCRIPTION

50 Whitehill Avenue is a well-proportioned, mid terraced chalet style villa, located within a popular and established development in the popular East Lothian village of Musselburgh. In good decorative order throughout, early viewing is essential. The accommodation comprises: welcoming entrance hall with carpeted stair leading to upper landing; bright and spacious living room with picture window overlooking the front garden; modern fitted kitchen with ample floor and wall mounted storage space; generous, front facing double bedroom 1 with built in cupboard space; rear facing double bedroom 2 with cupboard space and modern, fully tiled bathroom with shower over bath which completes the accommodation on offer. Externally, there is an open plan front garden, mostly laid to lawn, and an enclosed rear garden, again, mostly laid to lawn with chipped area for ease of maintenance as well as decked area, perfect for entertaining within the summer months. Further benefits include electric heating and double glazing.

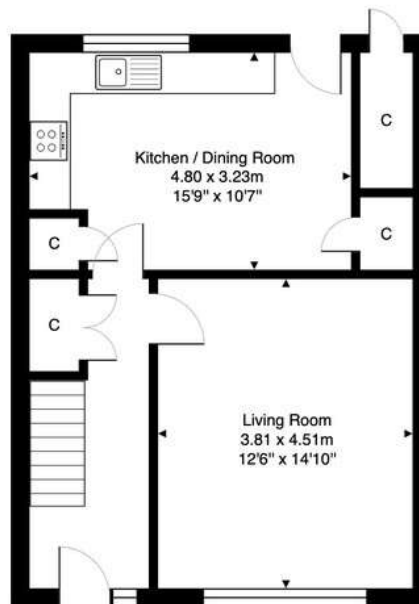
EPC RATING

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.



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Bathroom
2.01 x 1.65m
6'7" x 5'5"

Bedroom 2
3.58 x 3.28m
11'9" x 10'9"

Living Room
3.81 x 4.51m
12'6" x 14'10"

Bedroom 1
4.73 x 3.21m
15'6" x 10'6"

Ground Floor

First Floor

Total Area: 83.5 m² ... 898 ft²

All measurements are approximate and for display purposes only.

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