





Forming part of a modern development in Musselburgh, this exceptional three-bedroom detached house offers proximity to East Lothian's beautiful countryside and coastline, as well as offering an easy commute to the capital. It is beautifully presented throughout to high standards, and further boasts ample living space, including two reception rooms and three washrooms. Furthermore, the home has private parking for at least three vehicles and it is backed by a fully-enclosed garden, laid with a neat lawn that captures lots of daily sun. This impressive property is sure to be in high demand amongst a wide variety of buyers.

Extras: integrated kitchen appliances (electric hob, eye-level double oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- A stylish modern detached house
- Part of a sought-after development
- Desirable location in popular Musselburgh
- Close to open parkland and playparks
- Hall with two cupboards and a WC
- Living room with French doors to garden
- Openly connected formal dining room
- Contemporary dining kitchen
- Principal suite with built-in wardrobe
- Two additional double bedrooms
- Modern en-suite shower room
- Family bathroom with overhead shower
- Carefully maintained front and rear gardens
- Tandem driveway and single garage







"AN EXCEPTIONAL
DETACHED HOUSE WITH
TWO RECEPTION ROOMS,
THREE BEDROOMS, AND
THREE WASHROOMS - ALL
BEAUTIFULLY PRESENTED"





EPC RATING:

C

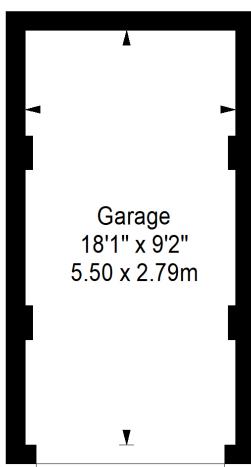
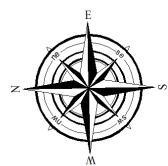
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

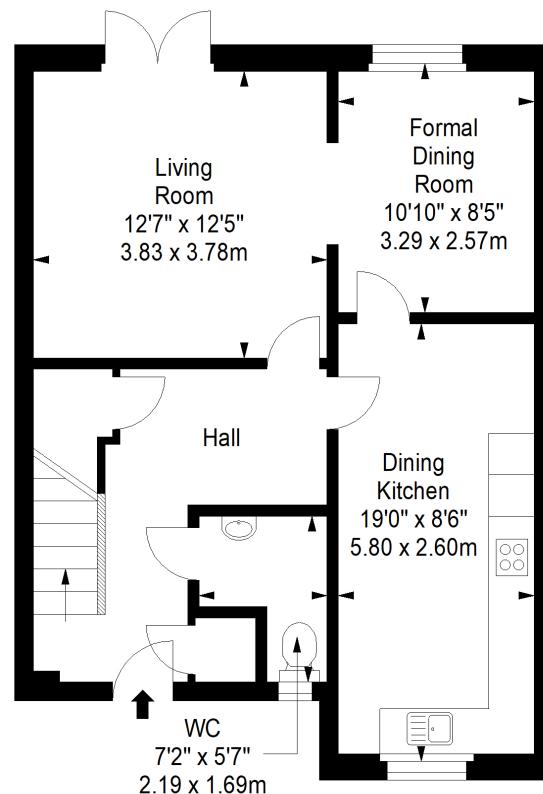
Garage

Approx. 15.4 sq. metres (165.7 sq. feet)



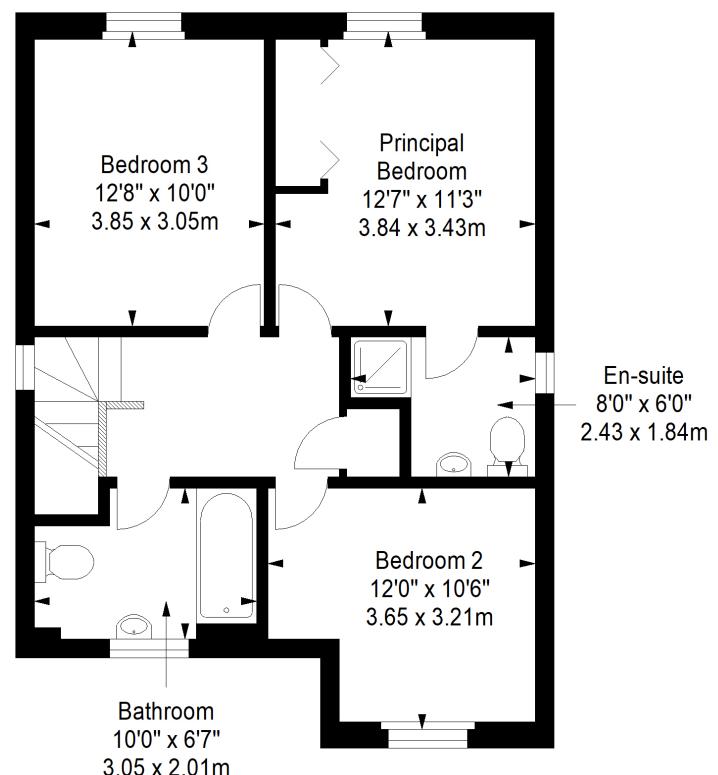
Ground Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.0 sq. feet)



Total area: approx. 128.5 sq. metres (1383.2 sq. feet)



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