

# 14 Loretto Court (off Mayfield Crescent) Musselburgh, EH21 6ST

FIXED PRICE £195,000



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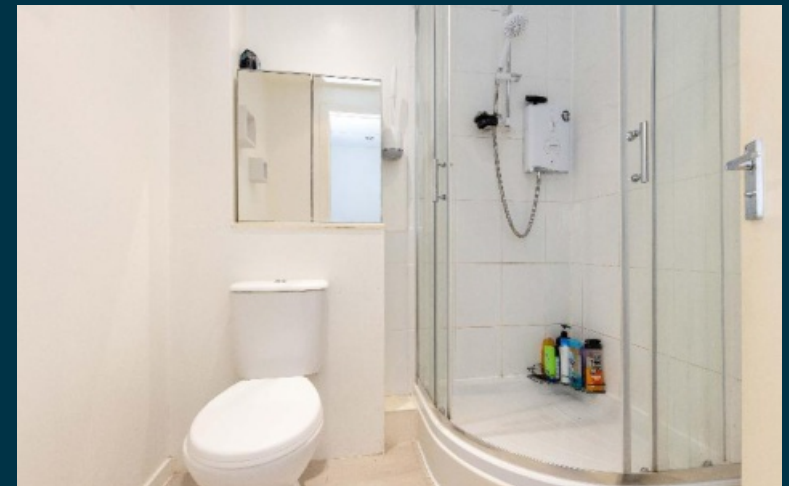




- Modern mid terraced villa in small tranquil setting
- Living room with open riser staircase
- Fitted kitchen/breakfast room
- 2 double bedrooms and shower room
- Electric heaters and double glazed windows
- Own easily-kept garden to front and rear
- Near rail station in popular coastal town
- EPC E

### Description

Seldom available, this easily managed terraced villa is quietly located in a small and almost 'hideaway' courtyard development. The layout (53sqm) is practical and includes a projected front entrance vestibule, living room and kitchen/breakfast room complete with appliances. Upstairs are two double bedrooms (one with fitted wardrobes) and a shower room (former bathroom). The partly floored loft offers additional storage space accessed via Ramsay ladder. Number 14 forms part of a row of houses in this 1980's privately built development which comprises only 19 properties.







### Heating and Double Glazing

There are replacement uPVC double glazed windows and 2 recently fitted modern electric heaters.

### Garden and Parking

There is an easy-to-keep front garden plus a fenced rear garden with a sun deck. There is ample unrestricted off-street parking available within Loretto Court itself.

### Location

Loretto Court is a tranquil residential cul-de-sac off Mayfield Crescent near the River Esk at the outskirts of Musselburgh. It is very close to Monktonhall golf course, the rail station (1/2 mile away) and Queen Margaret University. This historic coastal town is surrounded by attractive countryside and offers many amenities including a sandy beach, nature reserve, varied leisure pursuits, schools and excellent shops. The centre of Edinburgh is only 8 miles making it an ideal commuter base with excellent bus services. Very ready access is gained to fast main roads (including the A1 and City Bypass).

### Mortgage Valuation

The property has been valued at £195,000 and a link to the Home Report is available via the ESPC web site.

### Council Tax and EPC

It is in Council Tax band C and has an E- rated Energy Performance Certificate.

### Extras

Floor coverings, carpets, curtains, blinds, fridge/freezer, cooker and cooker hood, and washing machine are included in the sale.

### Viewing

To view telephone Agents 0131 665 3131 (07595820611 out with office hours).





14 LORETTO COURT, MUSSELBURGH, EH21 6ST  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 580 SQ FT / 54 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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