










Offers Over

£410,000

29 Newhailes Crescent

Musselburgh | EH21 6DS

An exceptionally charming extended semi detached bungalow, which occupies a peaceful residential street, close to excellent local amenities and enjoying a superb location in the popular East Lothian town of Musselburgh.

-  4 bedrooms
-  2 public rooms
-  1 bathroom plus WC
-  On-street free parking
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band - F



Description

The property boasts a generous private garden to the rear and a flexible interior which has super potential to be upgraded and modernised to form an individually designed family home in a picturesque coastal locale.

The accommodation briefly comprises: entrance hallway with stair to the upper level, comfortable reception room with attractive wood flooring, coving to ceiling and an ornate focal fireplace, versatile dining room with central prep island and cooker with five burner gas hob, ample space for a dining table and chairs and sliding doors leading directly out to the rear garden, main kitchen fitted with a variety of contemporary base and wall mounted units with coordinated worktops, side conservatory, well-proportioned bay fronted principal bedroom with shelved press located on the ground floor, a further smaller bedroom located on the opposite side of the hall, two first floor double bedrooms, WC, and downstairs shower room with modern two piece white suite, and tiled double shower enclosure with mains shower.



Extras

All floor coverings, light fitting, blinds, cooker and fridge/freezer will be included.

Gardens and Parking

Undoubtedly one of the standout features of this appealing home are magnificent gardens located to the rear. Enjoying a sunny south facing aspect the gardens offer a charming all season's space, comprising pristine lawn, well stocked beds and a fabulous assortment of beautiful mature trees. A paved patio offers the perfect spot for outdoor entertaining in the warmer months and the gardens have a wonderfully private and peaceful atmosphere. Ample unrestricted on-street parking is available to the front. Please note there is a garden shed which is for decorative purposes only. The shed is of a considerable age and the structural integrity cannot be guaranteed.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

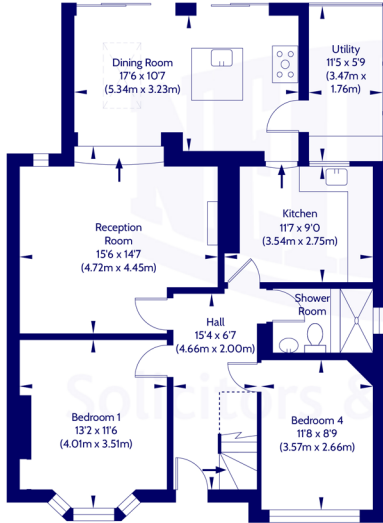
Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street 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 of world famous race course. There are frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.



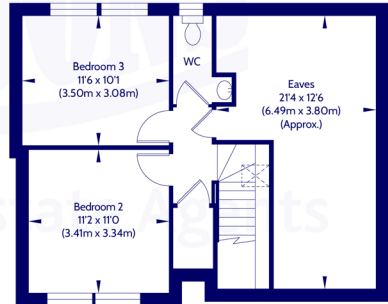


Approx. Gross Internal Floor Area 125.52 Sq M / 1351 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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