



40 ARROW CRESCENT

Musselburgh, East Lothian, EH21 7EN

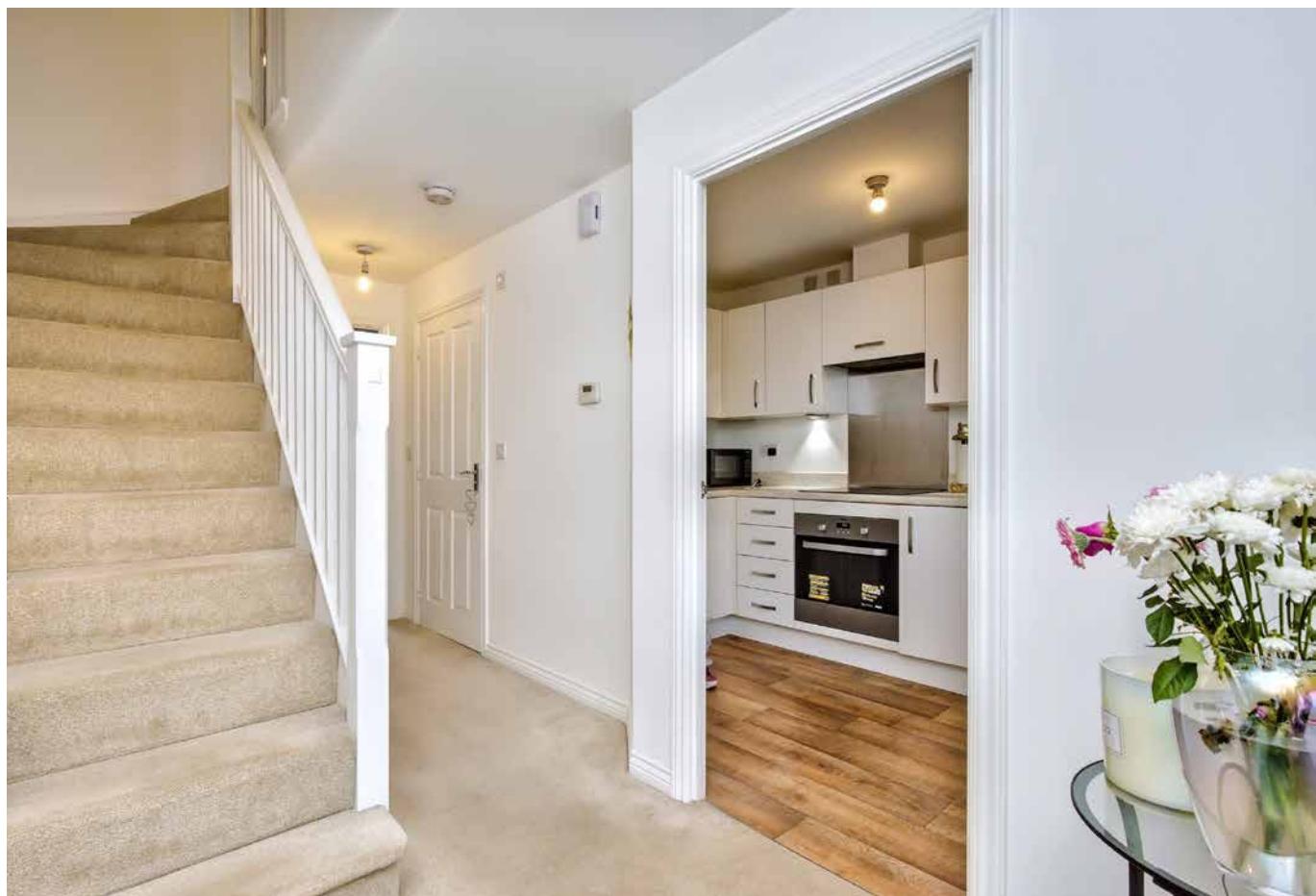




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Welcome to a modern two-bedroom mid-terrace house with bright and airy accommodation that is finished with a keen eye for detail. This lovely home provides buyers with a sought-after blank canvas and it is finished with quality fixtures and fittings, including an on-trend kitchen, a bathroom, and a WC. The home also has good storage and a fully-enclosed rear garden, which has a suntrap, southwest-facing aspect to go with the well-tended lawn and neat paving.

Forming part of a popular development on the outskirts of Musselburgh, the property is perfectly positioned to make the most of the leafy green surroundings and nearby idyllic walks. Excellent amenities and schools remain within easy reach, and nearby Wallyford train station is within walking distance, providing swift connections to Edinburgh city centre, which can be reached in as little as 25 minutes. It is an excellent location that will appeal to commuting professionals, couples, first-time buyers, and young families alike.

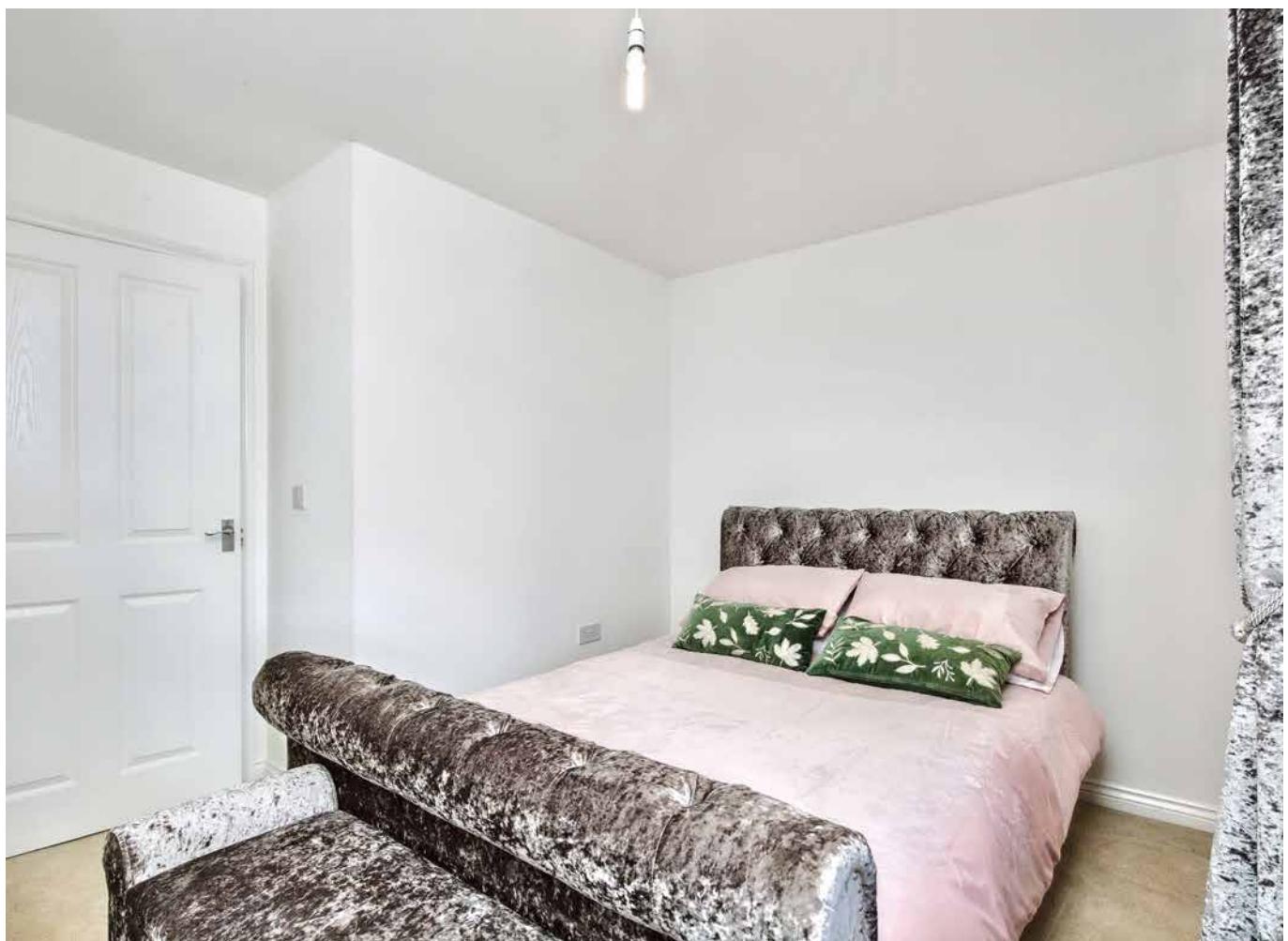


**B**EPC
RATING**C**COUNCIL
TAX BAND**VIEWING**
By appointment only
with Gilson Gray on
01620 893 481

Features

- A beautiful mid-terrace house with neutral interiors
- Part of a sought-after modern development
- Quality fixtures and fittings throughout
- Welcoming entrance hall with storage and a WC
- Living/dining room with French doors to garden
- Modern kitchen with integrated appliances
- Two double bedrooms with built-in wardrobes
- Quality 3pc bathroom with an overhead shower
- Well-maintained gardens to the front and rear
- One allocated parking space, plus visitor parking spaces







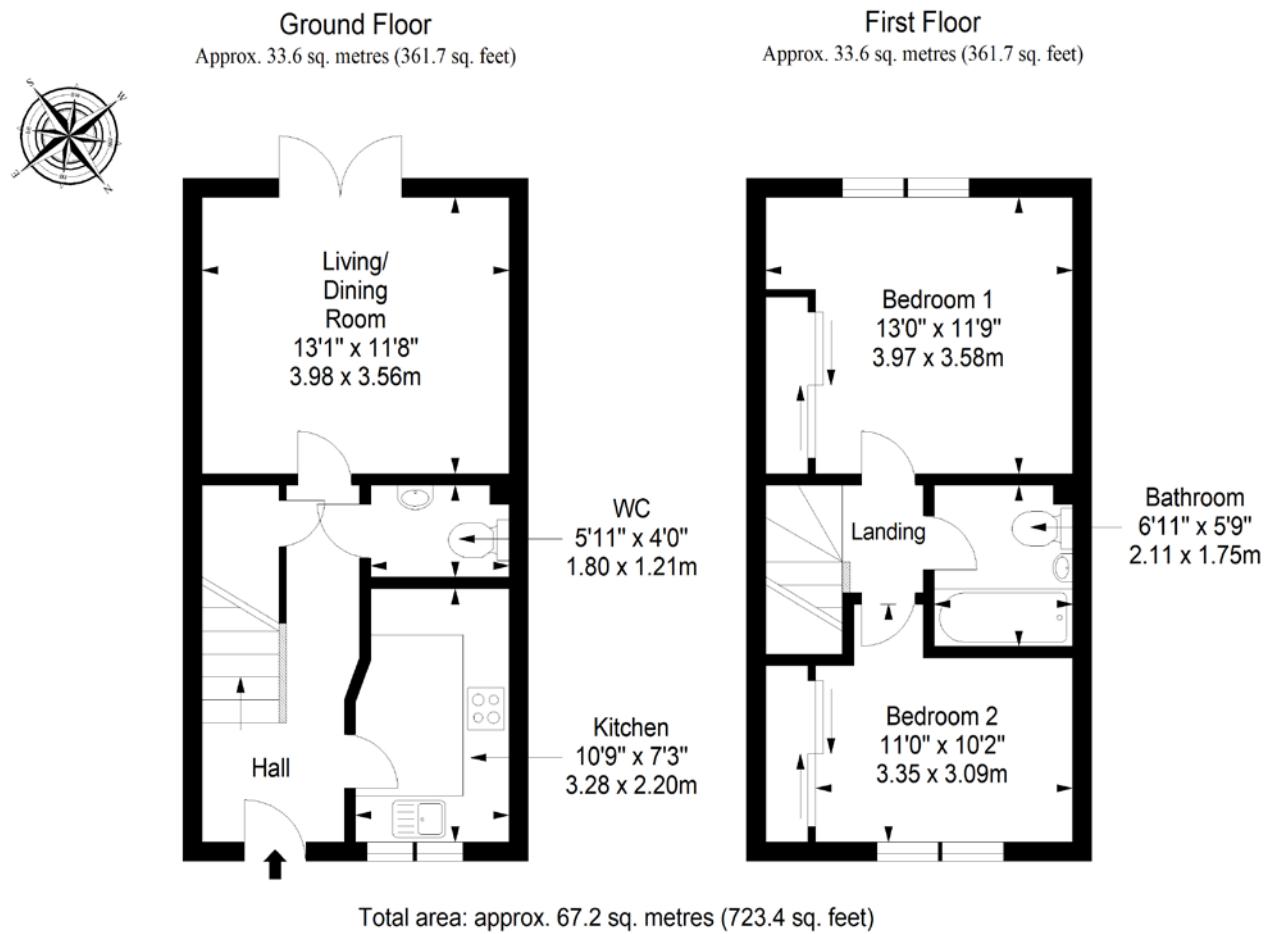
Extras: integrated appliances (oven, ceramic hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these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

Please Note: Scottish Woodlands maintain the communal garden areas for a charge of around £250 per year.



MUSSELBURGH, EAST LOTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



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