





Welcome

Rarely available to the market is this generously proportioned (89m sq), well loved family home situated within a popular, sought after development and with the benefit of a garage close by.

The property further benefits from gas central heating and double glazing. The accommodation, all in fresh decorative order comprising a bright welcoming entrance, spacious dual aspect lounge with ample space for lounge and dining room furniture, generous sized modern white fitted kitchen with space for a breakfasting table, appliances included and a large storage cupboard. Door giving access to the rear garden from the kitchen. Upstairs is a landing with natural light from the window, excellent storage from the four large storage cupboards and access to the attic space. Three generous bedrooms, two with storage and a stylish fully tiled bathroom with a modern white suite, shower over the bath, glazed shower screen and window giving natural light.

There is a well maintained garden to the front of the property with lawn, flower beds. To the rear is a fully enclosed garden giving a safe play area for children and pets, with lawn, patio, mature borders and rotary dryer.





Musselburgh

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. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, 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 Edinburgh College 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.

Extras

The property is sold as seen and include the light fittings, window coverings, fridge freezer, cooker, dishwasher and washing machine.



Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

