



12 Windsor Park Drive, Musselburgh, East Lothian, EH21 7QJ
Well-presented three-bedroom terraced house with driveway and gardens

URQUHARTS
EDINBURGH



DESCRIPTION

12 Windsor Park Drive is a well-presented three-bedroom terraced house, situated on a corner plot overlooking Musselburgh Racecourse, with driveway, front and rear gardens. The location is superb with excellent local amenities, schools, and public transport links offering easy access to the city centre and further afield.

Entrance hall; bright and spacious living room / dining room, leading to the kitchen; fitted kitchen with wall & base units, appliances and direct access to the rear garden; three good-sized double bedrooms, all with built-in storage, and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Three double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained paved front garden and driveway, with an enclosed private rear garden accessed via a shared path.

LOCATION

Musselburgh is a thriving historic town, situated on the shores of the Firth of Forth at the edge of the River Esk, approximately 7 miles east of the city centre. The town retains its original market town shape, with the High Street offering a range of local shops including a large Tesco supermarket, with a wider selection of shopping available at nearby Fort Kinnaird Retail Park. Leith and Portobello are only a few miles away offering a further choice of specialist shops and services. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade, and links. Leisure facilities include the famous Musselburgh Racecourse (which the property overlooks), several golf courses, Brunton theatre, harbour, and leisure/sport centres. There is a range of nursery, primary, and secondary schools in the area with further education at Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

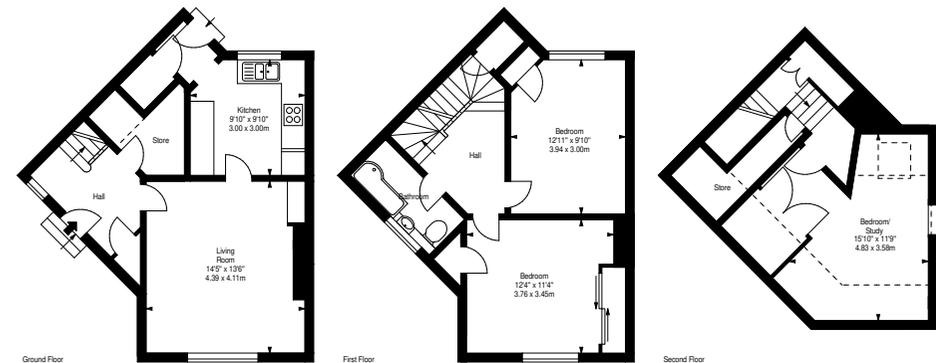
The property has an Energy Rating Category D
Tenure Freehold



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Musselburgh,
East Lothian, EH21 7QJ



Agents: Gross Internal Area
1283 Sq Ft / 11178 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.