



4 Arrow Crescent, Musselburgh, EH21 7EN



## Welcome

4 Arrow Crescent is a modern mid-terrace home arranged over two well-proportioned levels, offering stylish and practical living and located in a popular residential area of Musselburgh with excellent amenities and travel facilities close to hand. This property would be perfect as a starter home or for any down-sizer looking for an easy to maintain property close to amenities.

Welcoming entrance hall with good under-stair storage. The bright lounge is of good proportions and features patio doors opening directly onto a decked rear garden, creating a seamless indoor-outdoor flow. A contemporary kitchen with window outlook provides a pleasant and functional workspace, integrated fridge/freezer, washing machine and dishwasher. There is a convenient downstairs WC. On the upper level, there are two spacious bedrooms, both benefiting from enviable storage by the built-in wardrobes, along with a modern family bathroom with shower over bath, and glazed shower screen all in excellent order. Along with useful attic space there is excellent storage throughout. Well-maintained gardens lie to both the front and rear. The rear garden offers a private and secure area with a decked area, perfect for alfresco dining and a grassed area, making a safe and secure area for children and pets. Along with the property being turn key condition, gas central heating and double glazing, there is allocated parking for further convenience to this appealing home.





## Musselburgh

Musselburgh is a highly sought-after coastal town in East Lothian, offering an excellent balance of seaside charm and urban convenience. Steeped in history, the town is home to the famous Musselburgh Racecourse and picturesque walks along the River Esk, leading to the scenic harbour and promenade. With a wide range of local shops, cafés, restaurants and leisure facilities, Musselburgh provides everything needed for day-to-day living while retaining a strong sense of community.

The town is particularly well placed for commuters, with regular train and bus services providing swift access to Edinburgh city centre and beyond, as well as easy links to the A1. Renowned golf courses, beautiful beaches and open green spaces are all close at hand, while well-regarded schools and amenities make the area popular with families, professionals and down-sizers alike. Musselburgh's combination of coastal lifestyle, connectivity and local character makes it an excellent place to call home.

## Extras

Included in the sale are all window dressing, garden shed and outdoor storage.



# 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.

