



33 WHITEHILL AVENUE,  
MUSSELBURGH, EAST LoTHIAN  
EH21 6PF



3 BED



1 BATH

Situated in the desirable seaside town of Musselburgh, this three-bedroom end-terrace chalet-style villa enjoys generously-proportioned, light-filled accommodation arranged over two floors, plus a low-maintenance sun-trap garden and residents' permit parking.



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## THE PROPERTY

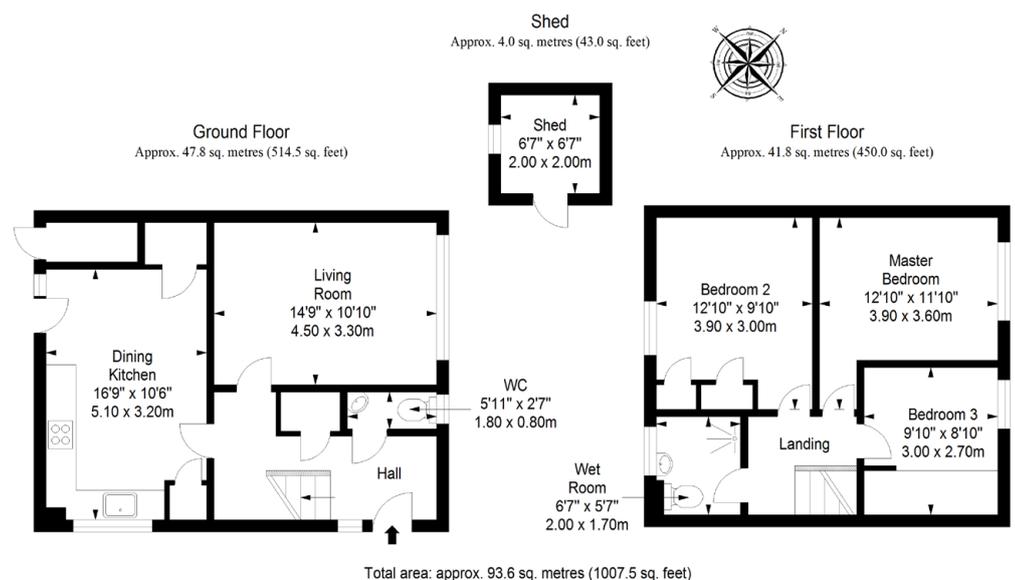
- Nestled in an established residential area of Musselburgh, this three-bedroom end-terrace chalet-style villa enjoys a fantastic location; just a 5-minute walk from the train station and within easy reach of local schools, the High Street and the beach.
- Positioned to the side of the villa, the front door opens into a spacious hallway with handy built-in storage and a convenient ground-floor WC.
- Situated to the front of the property is a bright and spacious living room. Lit by a large floor length window, flooding the room with natural light, this reception area further benefits from tasteful décor enhanced by a stylish feature wall and plush carpeting.
- Next door, the sunny dining kitchen (with garden access) is fitted with a range of wall and base cabinets supplemented by spacious worktops, an integrated electric oven and a hob, whilst space is provided for freestanding and undercounter appliances; leaving plenty of room for a large dining table and chairs – perfect for seated family meals and sociable gatherings with guests! Two built-in cupboards provide further hidden storage space.
- Upstairs, a landing leads to three bedrooms; two generous doubles and a good-sized single. Both of the double bedrooms are neutrally decorated and plushly carpeted, and bedroom two incorporates built-in storage and benefits from a sunny aspect overlooking the garden. The single bedroom accommodates handy fitted shelved storage.
- Finally, a convenient wet room comprises a shower area, a WC and a wall-hung basin.
- The property benefits from an efficient gas central heating system and double glazing throughout.
- Externally, as well as a lawn to the front, the villa enjoys a low-maintenance sun-trap garden to the rear. A secure external store and a handy shed provide useful outdoor storage.
- Residents' permit parking is available on Whitehill Avenue.
- Extras: All fitted floor coverings, light fittings, oven and hob are included in the sale.
- EPC Rating: D



All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

## LOCATION

Musselburgh is a popular and bustling coastal town with excellent transport links, located only 6 miles from Edinburgh city centre. Situated by the sea, the town offers pleasant walks and cycling along the River Esk or promenade, sailing, tennis, a choice of golf courses or a trip to the local theatre. There is a wealth of amenities on its vibrant High Street and a good selection of cafés, restaurants and pubs. The nearby Fort Kinnaird retail park has a more extensive range of shops, with a multi-screen cinema and restaurants. For the active type there is a sports centre with a swimming pool, modern gym and fitness classes. Musselburgh boasts outstanding transport links with various regular bus services (some 24 hour), a train station and a convenient location close to the A1 and City Bypass, meaning travelling and commuting couldn't be easier.



## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.