




McEwan Fraser Legal

Solicitors & Estate Agents

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32 Pinkiehill Crescent

MUSSELBURGH, EAST LoTHIAN, EH21 7NJ



Musselburgh

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. It is approximately eight miles from the City Centre of Edinburgh and conveniently located on the shores of the Firth of Forth.

There are direct routes to and from the City Centre using the major road networks or one of the many and frequent bus services that pass through the town. The east end of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you directly to Waverley Station in the heart of the City Centre, a journey of fewer than ten minutes.

Schooling at both primary and secondary level can also be taken advantage of, with Campie Primary School being located on Stoneyhill Farm Road and Loretto Senior School on Linkfield Road.

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An excellent opportunity has arisen to acquire this highly desirable three bedroom semi-detached house, making for an ideal family home while being well located within the East Lothian town of Musselburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: Entrance vestibule with a double cloak cupboard, an internal hallway with an under-stair storage cupboard, a bright and spacious lounge as well as a fully fitted kitchen/diner which benefits from an integrated electric 4 hob/oven, extractor hood and access to the rear garden.

There is also a three-piece family bathroom which was upgraded approx. January 2019 and has a corner shower cubicle, modern splash-back panelling, a chrome heated towel rail and an extractor fan.

First Floor: There are three double bedrooms, all three have built-in wardrobes, with one of the bedrooms being dual aspect.

Attic: Partially floored, accessed via Ramsay ladder in the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating and single glazed windows throughout and private garden grounds to the front, side and rear of the property, including a split level south/west facing rear garden with an outhouse.

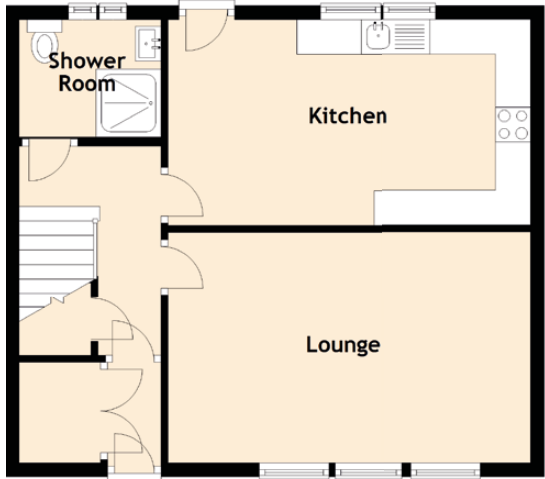
There is a single driveway to allow for secure off-street parking for up to three cars as well as more than adequate un-restricted on-street parking to accommodate for additional residents parking and visitors.



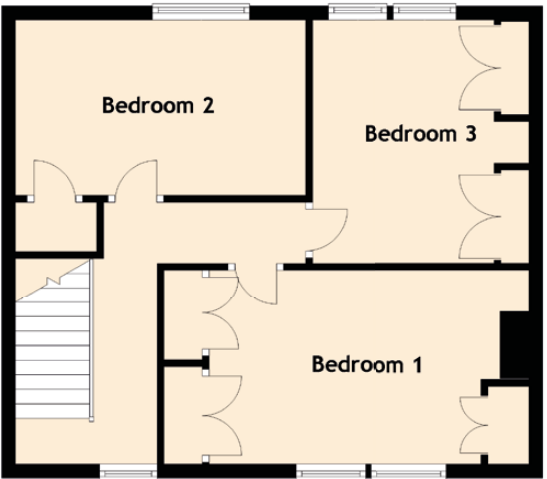


The Specifications

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.85m (15'11") x 3.33m (10'11")
Kitchen	5.22m (17'2") x 2.96m (9'9")
Shower Room	2.04m (6'8") x 1.69m (5'7")
First Floor	
Bedroom 1	4.60m (15'1") x 2.79m (9'2")
Bedroom 2	4.18m (13'9") x 2.52m (8'3")
Bedroom 3	3.50m (11'6") x 3.11m (10'2")

Gross internal floor area (m²): 93m² | EPC Rating: C

Extras (Included in the sale): King size bed, double bed, microwave, garden shed and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

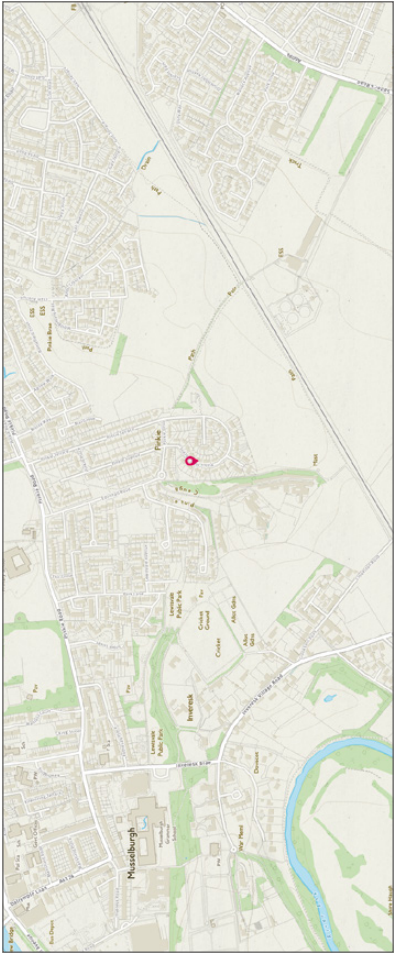


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