

29 Denholm Way

MUSSELBURGH, EH21 6TT



Spacious and excellently presented two bedroomed, mid-terraced house with private enclosed rear garden



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McEwan Fraser is delighted to present this spacious and excellently presented two bedroomed, mid-terraced house with a private enclosed rear garden, located in a quiet residential street and nearby local amenities.

THE LOUNGE



The property opens into the incredibly spacious lounge. There is a lovely modern kitchen set off the living room which comprises of a good range of both floor and wall mounted units with an integrated oven, dishwasher and electric hob. The conservatory, located off the kitchen, completes the downstairs accommodation and provides direct access to the private rear garden, which is fully decked.

THE KITCHEN



THE CONSERVATORY





There is a bright, spacious and tastefully decorated family bathroom which has recently been fitted to an exceptional standard. The bathroom comprises a bath with an overhead rainfall shower, a wall-mounted toilet and a vanity unit with a sink. The bathroom has been completed with all black taps, shower fittings and towel radiator, which look fantastic! There are two good sized double bedrooms, which both benefit from built-in wardrobes. The second room is currently set up as a home office however there is ample space in the living room to create an office area.

THE BATHROOM



BEDROOM 1



BEDROOM 2



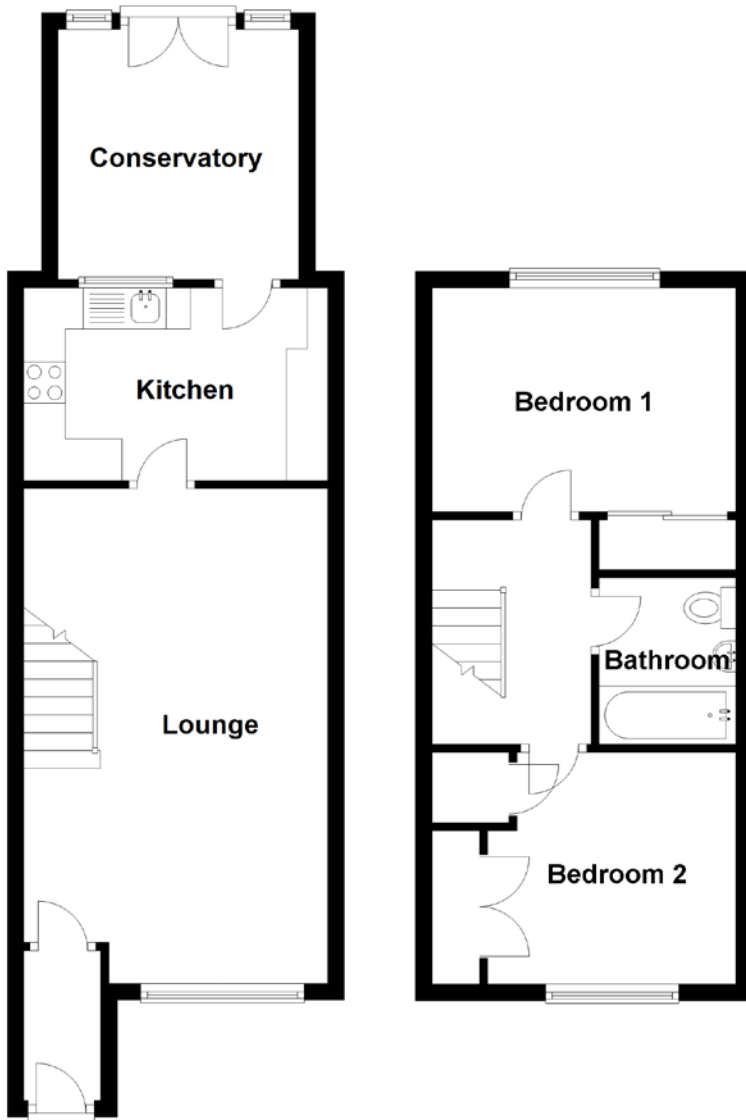
This property has been tastefully decorated throughout. It also benefits from gas central heating, as well as a large floored attic space and a private driveway that fits one car, there is on-street parking to the front of the property.

Viewing of this property is highly recommended to fully appreciate both the quality and proportions this property has to offer.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

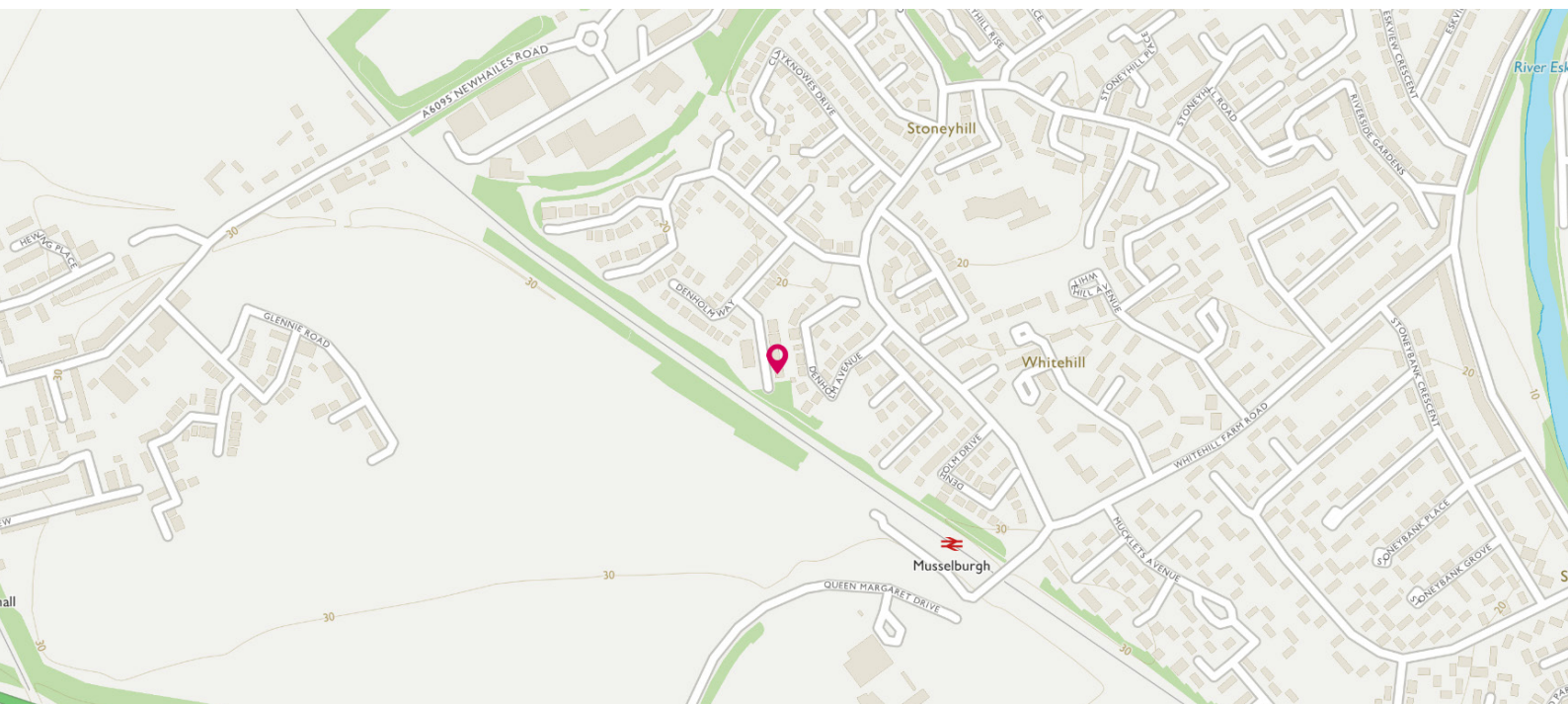


Approximate Dimensions
(Taken from the widest point)

Kitchen	3.67m (12') x 2.33m (7'8")
Lounge	5.98m (19'7") x 3.67m (12')
Conservatory	3.02m (9'11") x 2.91m (9'6")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.01m (6'7") x 1.65m (5'5")
Bedroom 1	3.67m (12') x 2.70m (8'10")

Gross internal floor area (m²): 72m²

EPC Rating: C



THE LOCATION

Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. It is approximately six miles from the City Centre of Edinburgh and is located on the shores of the Firth of Forth. There are many excellent commuting options to the City Centre and surrounding areas using the major road networks and public transport. Musselburgh benefits from direct access to both the A1 and city bypass and is approximately a twenty-minute drive to both the airport and city centre. The local Musselburgh and nearby Newcraighall train stations provide direct access to the City Centre, with a journey time of fewer than ten minutes. There is also the option of the many Lothian bus services that pass through the town. The east end of Princes Street can often be reached in a matter of twenty minutes.





Musselburgh has a bustling Highstreet with plenty of cafes and restaurants to choose from. It also has the convenience of a post office, pharmacies, banks and independent shops. The town has three large supermarkets which include Tesco, Lidl and Aldi. The nearby Fort Kinnaird retail park offers yet more retail shopping opportunities, restaurants and a cinema. Musselburgh has access to gyms, sports grounds, golf courses and is the home to the famous Musselburgh racecourse and the Brunton Theatre. The town also boasts plenty of scenic outdoor areas to stretch the legs including the traditional fishing harbour, the beachfront and strolls along the picturesque river Esk and Levenhall links. The grounds of the Newhailes Estate owned by the National Trust also provides beautiful woodland walkways free of charge and a well-equipped play park. Its recent renovation will also see an added café and National Trust shop.

There are plenty of Schooling options at both primary and secondary level as well as the campus of Queen Margaret University. Both Campie and Stoneyhill Primary schools are located a short distance from the house, and at secondary school level, there is Musselburgh Grammar High School. Loretto School provides private education for both day and boarding pupils.

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