

1 Ravensheugh Crescent

MUSSELBURGH, EAST LoTHIAN, EH21 7PZ



*SPACIOUS TWO-BEDROOM SEMI-
DETACHED HOME*



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McEwan Fraser Legal is delighted to present this two-bedroom semi-detached house in excellent condition having been well maintained by the current owners.

Inside, the property comprises of a bright and spacious living/dining room which is front facing and benefits from windows at front and the back of the property. A fully equipped kitchen that is well equipped and provides access into the private rear garden. There are two spacious double bedrooms, one benefits from build-in wardrobe space. The larger of the two bedrooms also has a semi-permanent ladder leading to the floored attic space which makes for excellent storage and also the opportunity to extend if the correct consent was obtained. The house has a shower room which is in excellent condition.

In addition to this, the property includes a single garage as well as a double driveway, private rear garden. The property owns an additional rear section of the garden which has been planted out. The house further benefits from double glazed windows and gas central heating. Making for a warm home, year-round.

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bedroom 1

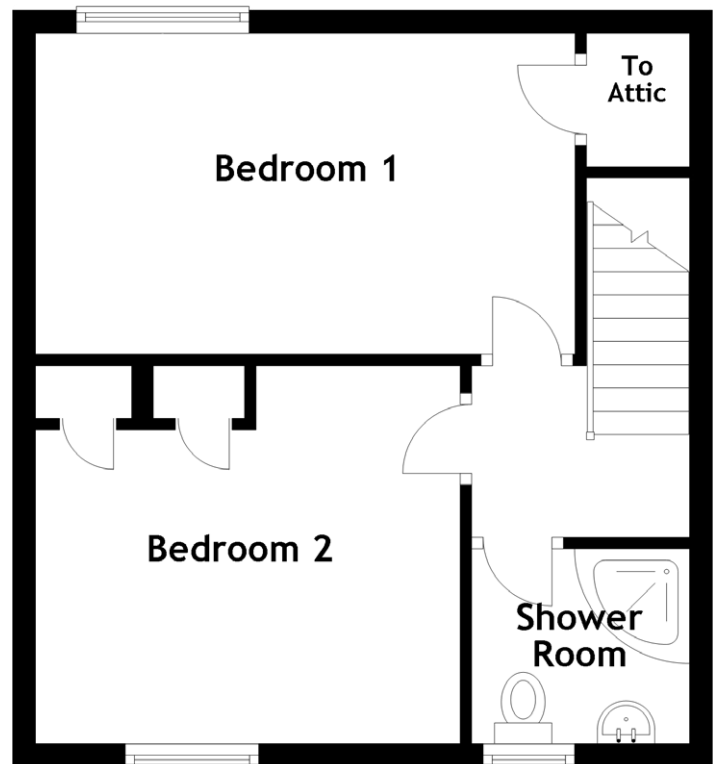
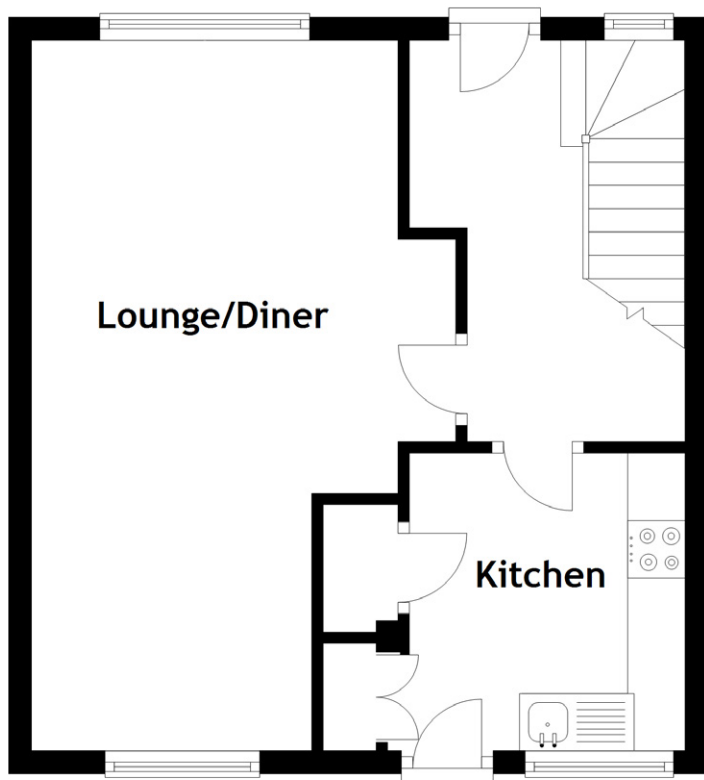




bedroom 2







Approximate Dimensions
(Taken from the widest point)

| | | | |
|--------------|--------------------------------|---|-----------------------------|
| Lounge/Diner | 6.20m (20'4") x 3.70m (12'2") | Shower Room | 1.90m (6'3") x 1.70m (5'7") |
| Kitchen | 2.60m (8'6") x 2.59m (8'6") | | |
| Bedroom 1 | 4.70m (15'5") x 2.80m (9'2") | Gross internal floor area (m ²): 73m ² | |
| Bedroom 2 | 3.70m (12'2") x 3.30m (10'10") | EPC Rating: C | |

Floor Plan

private garden





shared garden





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 Musselburgh Bypass, Milton Road 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 direct to Waverley Station in the heart of the city centre, a journey of less than ten minutes.

Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others; a windsurfing pond just along the coast; a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.

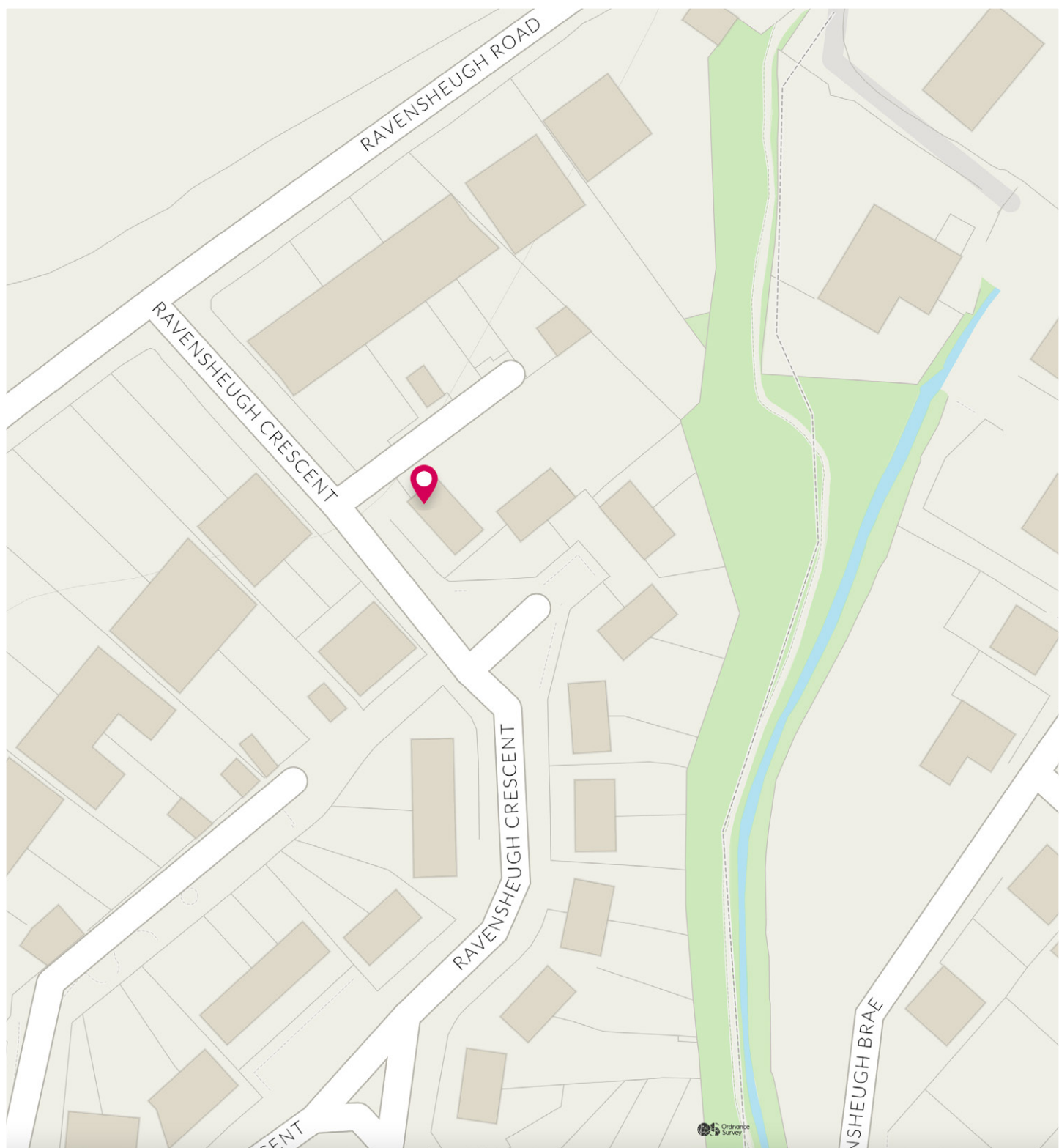


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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