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MUSSELBURGH, EAST LOTHIAN, EH21 6TW



*THREE BEDROOM
TERRACED HOUSE*



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McEwan Fraser Legal are delighted to present this charming 3-bedroom terraced house nestled within the picturesque town of Musselburgh, it offers an ideal blend of contemporary comfort and traditional appeal. The property boasts a thoughtfully designed extension, providing extra living space that enhances the overall functionality of the home.



Upon entering, you are greeted by a warm and inviting ambiance that carries throughout the house. The spacious living room features large windows that flood the space with natural light, creating an airy and welcoming atmosphere. The modern kitchen is complete with sleek counter-tops and ample storage.



The Kitchen







Ascending the staircase, you'll discover two well-appointed bedrooms, each offering a comfortable retreat for relaxation. The master bedroom exudes tranquillity, with its generous proportions and a large window. The remaining bedrooms are equally spacious and versatile, accommodating various lifestyle needs, from a guest room to a children's bedroom or a hobby space/office.



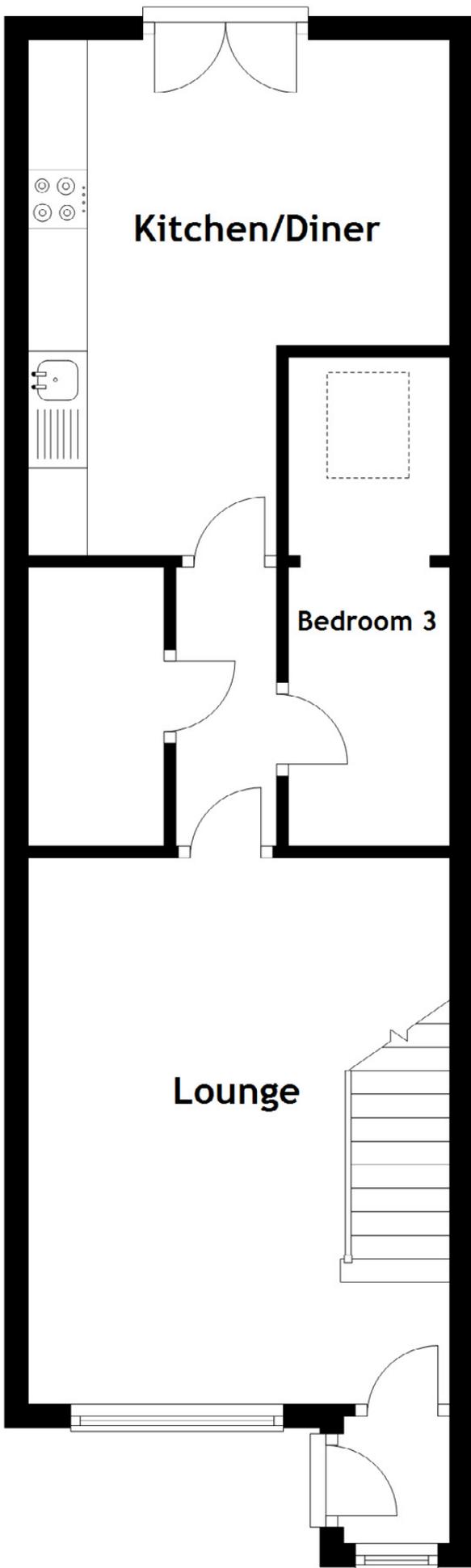


Bedroom 2



The Bathroom



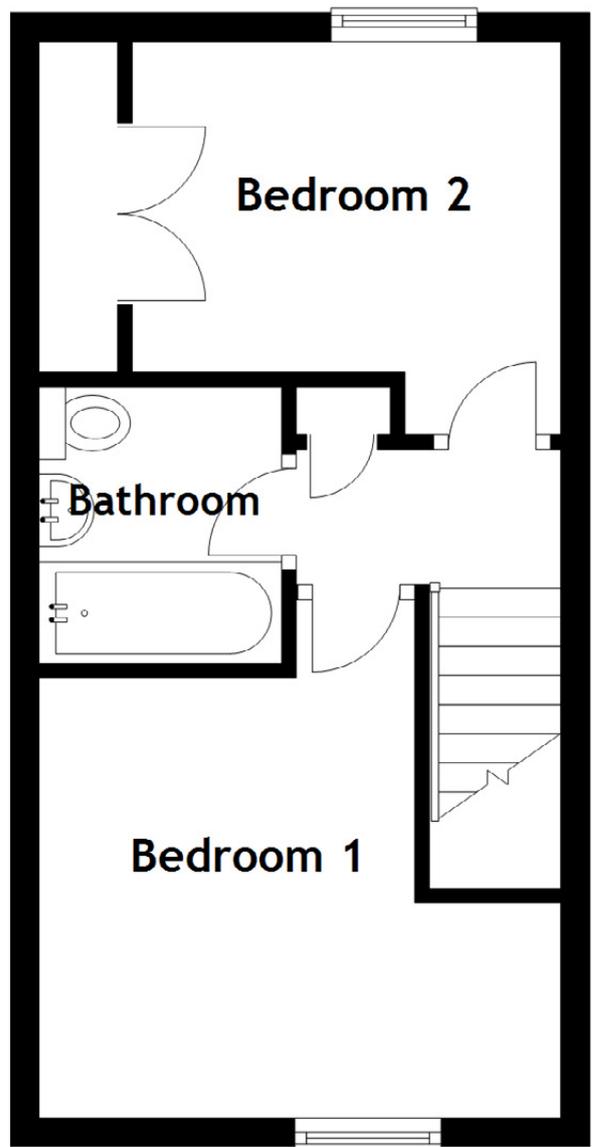


Approximate Dimensions
(Taken from the widest point)

Lounge	4.67m (15'4") x 3.57m (11'8")
Kitchen/Diner	4.41m (14'5") x 3.42m (11'3")
Bedroom 1	3.58m (11'9") x 3.50m (11'6")
Bedroom 2	2.93m (9'7") x 2.71m (8'11")
Bedroom 3	4.11m (13'6") x 1.54m (5')
Bathroom	1.91m (6'3") x 1.66m (5'5")

Gross internal floor area (m²): 69m²

EPC Rating: C



The property's outdoor space is well-maintained garden that invites outdoor gatherings. The private garden area offers a sanctuary to unwind.

In summary, this 3-bedroom terraced house with its tasteful extension presents an opportunity to own a harmonious blend of classic architecture and contemporary living. With its spacious layout, modern features, and desirable location, it offers a lifestyle that balances comfort, convenience and style.

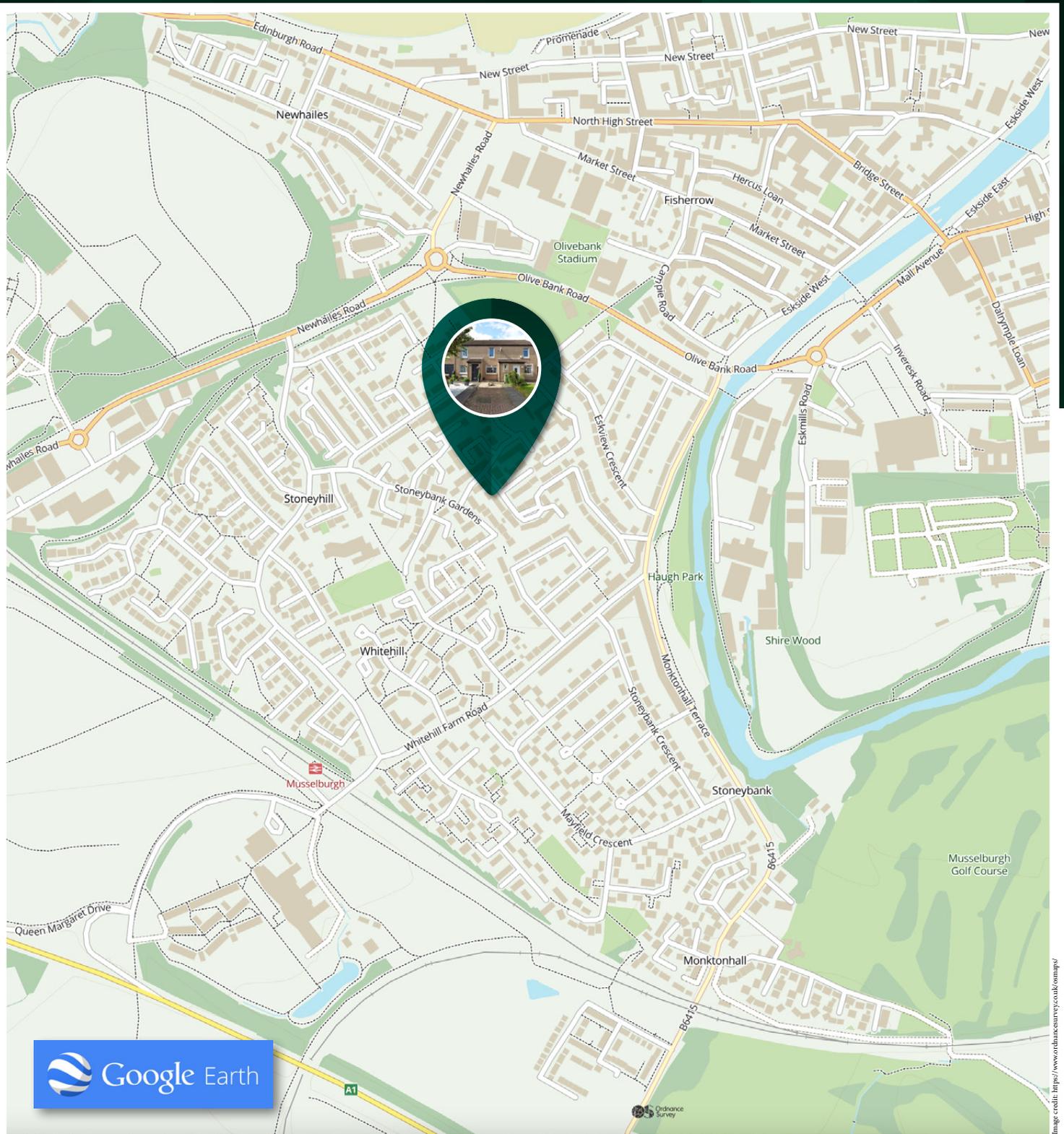




Located in the heart of Musselburgh, this home enjoys easy access to a range of amenities, including shops, restaurants, schools, and public transport options. The town's historical charm and coastal beauty contribute to a vibrant and friendly community atmosphere. It has a very wide range of shopping facilities, very good services and banking, post office and building society services in abundance. Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach to the property by car.

Musselburgh is a gateway to East Lothian which is a beautiful agricultural county. Along its shores are a number of most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills and Haddington is its historic County Town with nearby North Berwick being a place of fun and interest. Local amenities include Musselburgh Sports Centre which provides 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.

The Location



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Part
Exchange
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THE SUNDAY TIMES
THE TIMES



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