



*Two-bedroom house which occupies a prime position in a sought-after modern development in Musselburgh*



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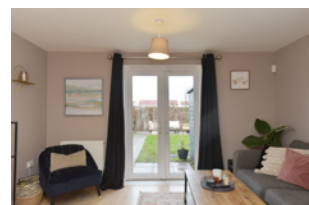


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McEwan Fraser Legal is delighted to present this two-bedroom house which occupies a prime position in a sought-after modern development in Musselburgh. The property is presented to the market in excellent condition and would be an ideal first-time buy.

# THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is flooded by natural light via French doors which open to the private rear garden. The living room offers various possible furniture configurations.
- Fully equipped kitchen which is fitted with modern integrated appliances.

# THE KITCHEN





- The property has a main family bathroom with a piece suite and a downstairs WC.
- The house is well served by two double bedrooms the large of which enjoys integrated wardrobes.

## THE BATHROOM



# BEDROOM 1

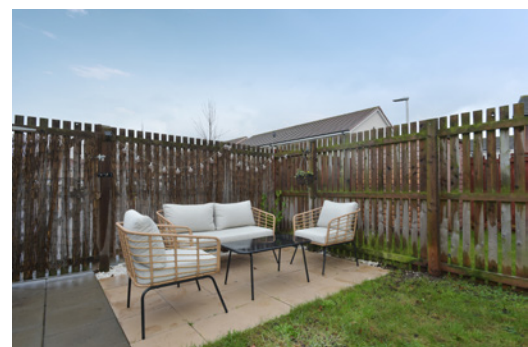


# BEDROOM 2

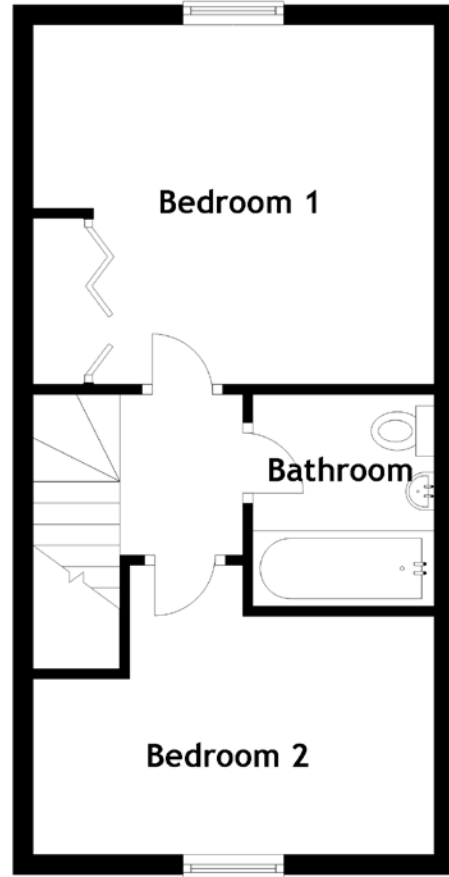
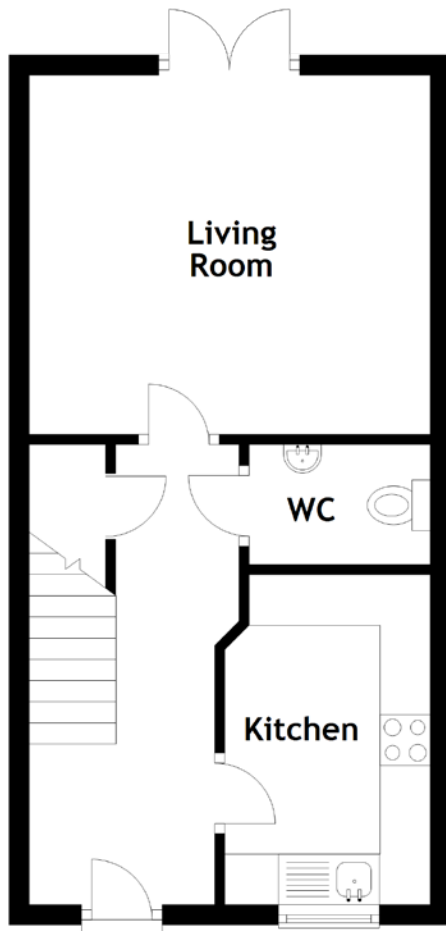


In addition, the property includes parking to the rear, private front and back gardens and benefits from double glazing windows and modern gas central heating which creates a warm and cost-effective home, year-round.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

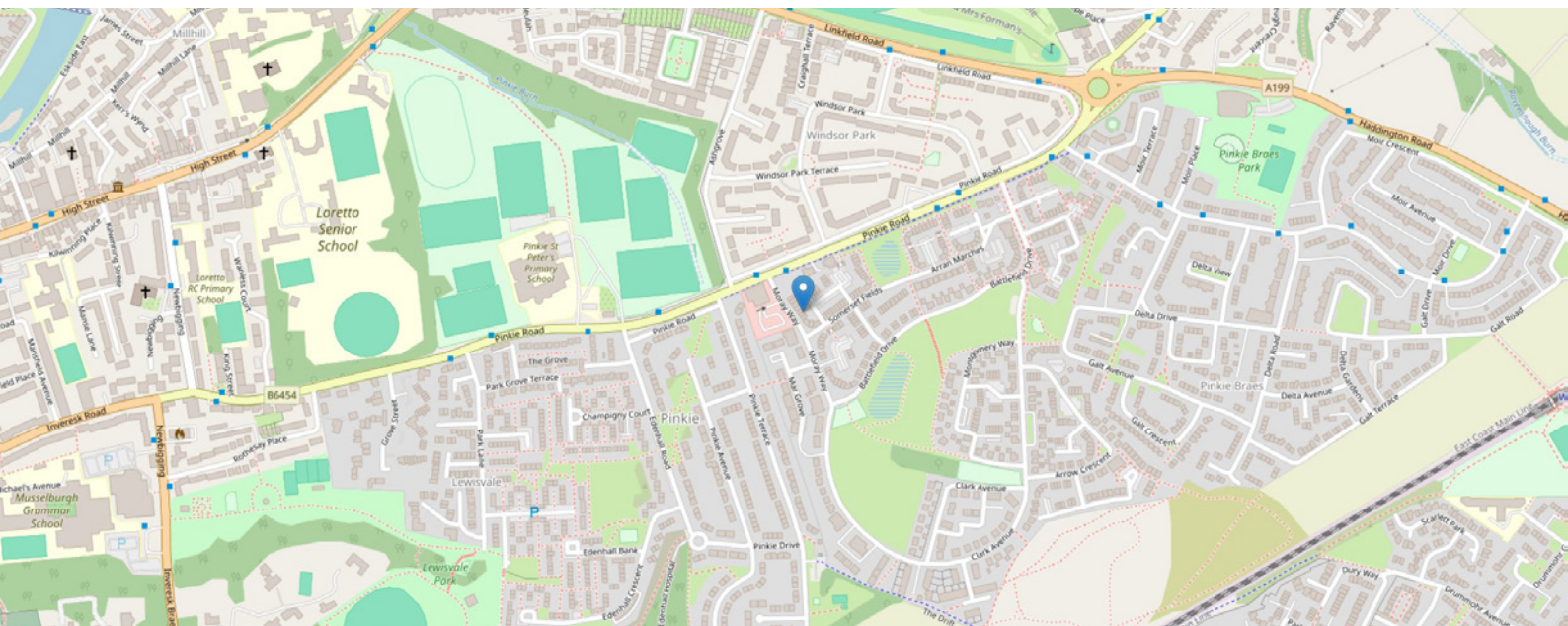


Approximate Dimensions  
(Taken from the widest point)

Living Room	3.98m (13'1") x 3.56m (11'8")
Kitchen	3.27m (10'9") x 2.04m (6'8")
WC	1.80m (5'11") x 1.19m (3'11")

Bathroom	2.10m (6'11") x 1.79m (5'10")
Bedroom 1	3.98m (13'1") x 3.56m (11'8")
Bedroom 2	3.98m (13'1") x 2.87m (9'5")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

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. Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.





The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high-street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available.

In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Private and state schools are available at both primary and secondary levels and Queen Margaret University is within easy reach of the property.

  
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