

# 113 Clark Avenue

MUSSELBURGH, EH21 7FD



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*In excellent internal order and located in a  
sought after modern development*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

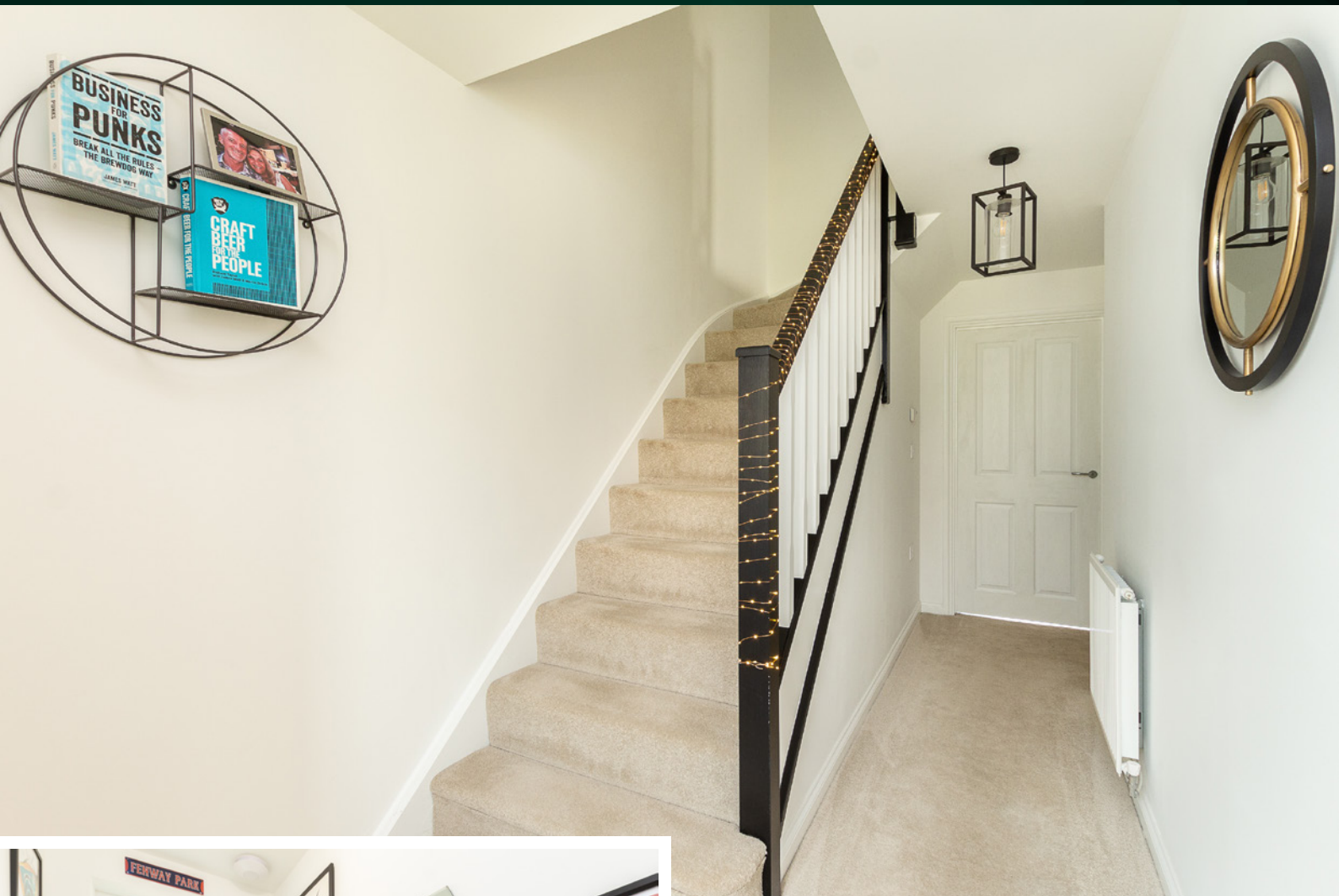




McEwan Fraser Legal is delighted to present this superb three-bedroom semi-detached house to the market. Offered to the marketing in excellent internal order and located in a sought after modern development, the property enjoys excellent proportions throughout.

Accommodation includes a lounge, a generous kitchen diner, master bedroom with en-suite, two further double bedrooms, master bathroom and a WC. The house also benefits from front and rear gardens, gas central heating, double glazing and the remainder of its original NHBC warranty.

## THE HALL & WC



Upon entering the property, the wide entrance hallway is naturally bright and gives immediate access to the WC and stairs to the first-floor landing.

# THE KITCHEN/DINER



The hallway also gives access to a modern dining kitchen that faces the rear garden of the property. There are patio doors that provide access to the large rear garden which is laid to lawn and also has a great decked area. The kitchen enjoys a good range of base and wall mounted units that give excellent prep and storage space and appliances are integrated.





The main entertaining space is the spacious lounge which overlooks the front garden. There is a high-quality neutral finish throughout the ground floor.

# THE LOUNGE





Climbing the stairs, the wide landing enjoys its own natural light and gives access to the master bedroom, two further double bedrooms, the master bathroom and a large loft space for additional storage if needed. The master bedroom includes integrated wardrobes and plenty of floor space for additional free-standing furniture. The master bedroom further benefits from a contemporary en-suite shower room.

# THE MASTER BEDROOM



# BEDROOM 2



The second and third bedrooms are also well-proportioned doubles. Internal accommodation is completed by the master bathroom which is partially tiled and includes a three-piece white suite.



# BEDROOM 3 & THE BATHROOM





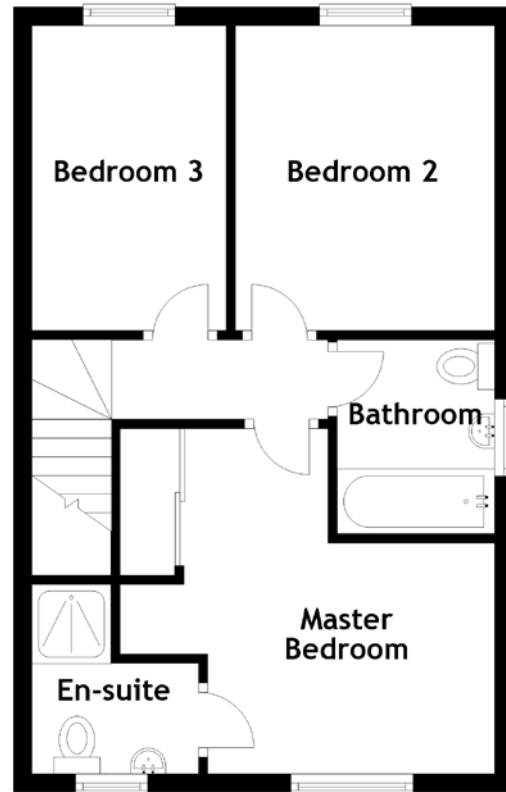
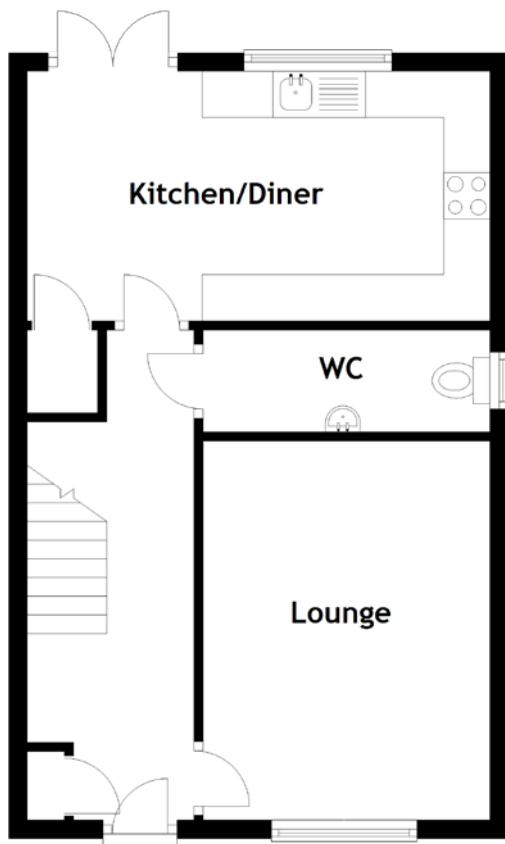
This is a quality property and viewing is highly recommended.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

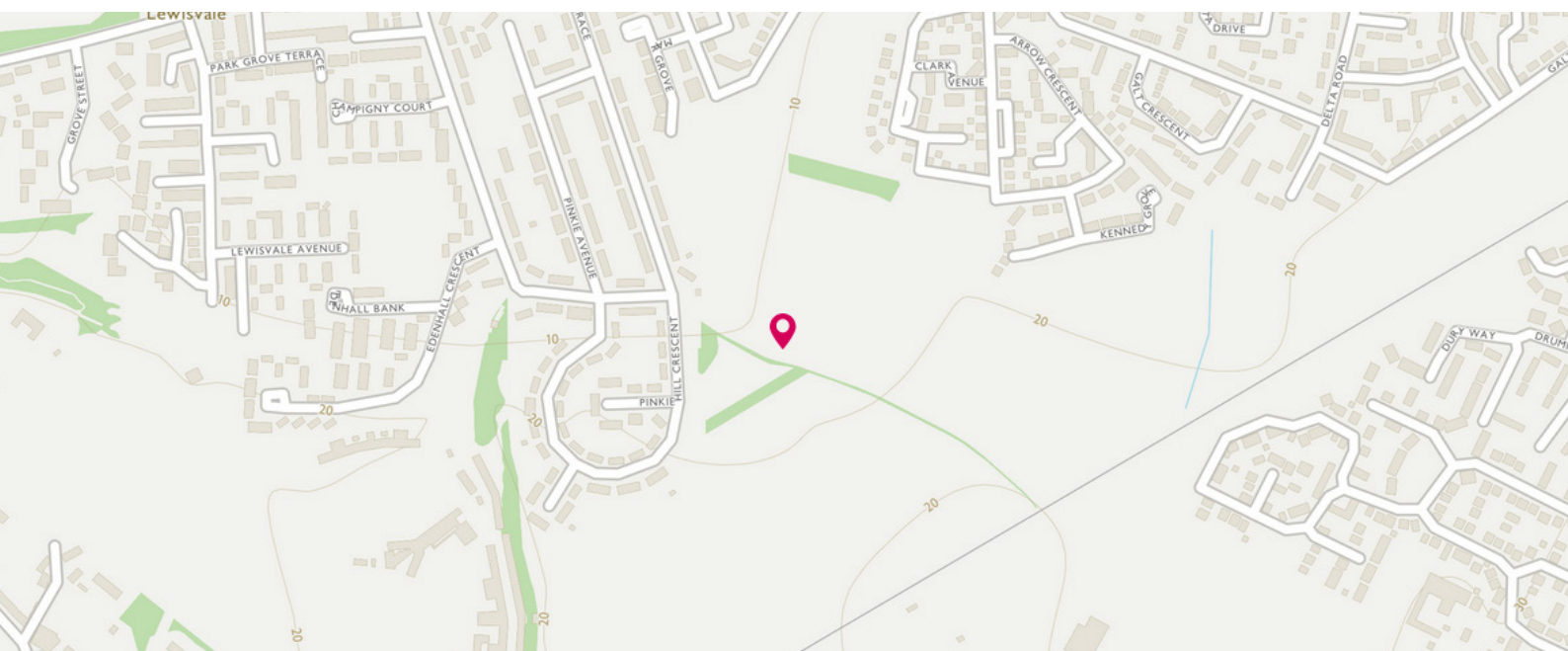


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.10m (10'2")
Kitchen/Diner	5.10m (16'9") x 2.70m (8'10")
WC	3.10m (10'2") x 1.10m (3'7")
Master Bedroom	4.00m (13'1") x 3.59m (11'9")

En-suite	2.00m (6'7") x 1.80m (5'11")
Bedroom 2	3.30m (10'10") x 2.80m (9'2")
Bedroom 3	3.30m (10'10") x 2.10m (6'11")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>  
EPC Rating: B





# 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 level with Campie and Stoneyhill Primary schools particularly close by. Loretto School caters for both day and boarding pupils and Queen Margaret University is within easy reach of the property.

**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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