




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

69 Battlefield Drive

MUSSELBURGH, EAST LOTHIAN, EH21 7DF

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 major road networks 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 directly to Waverley Station in the heart of the City Centre, a journey of fewer than ten minutes.

Schooling at both primary and secondary level can also be taken advantage of, with Pinkie St Peters Primary School being located on Pinkie Road and Loretto Senior School on Linkfield Road as well as Musselburgh Grammar High School.

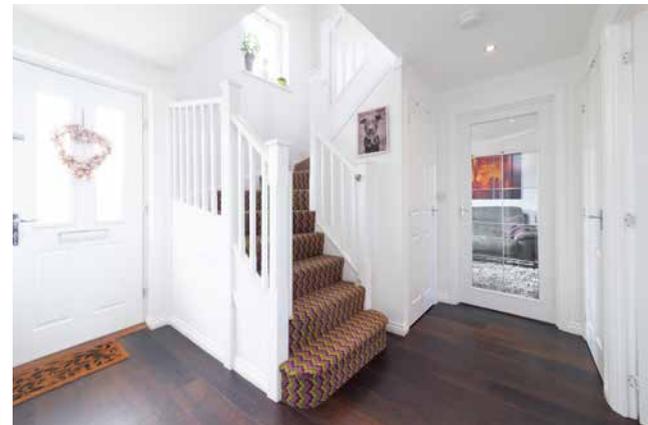


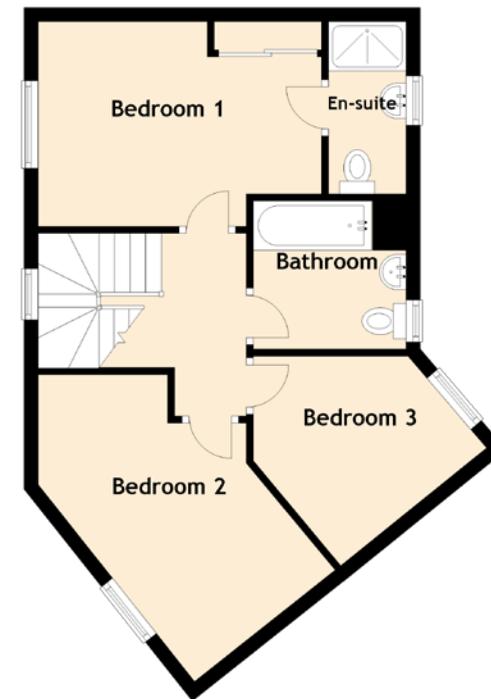
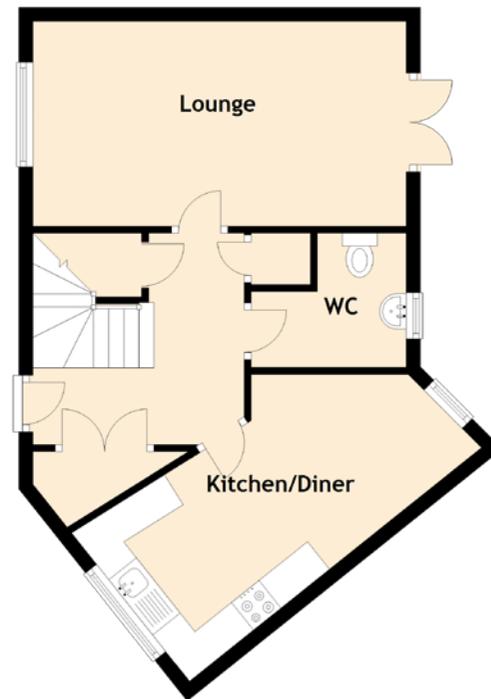
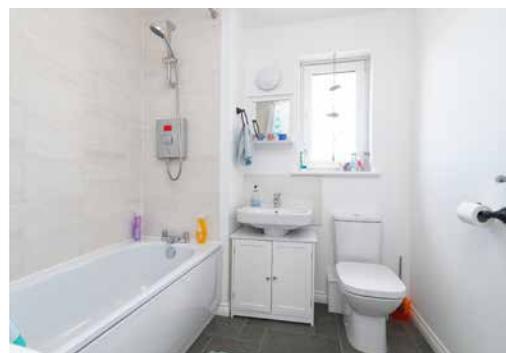
Bright and well-presented, three bedroomed, end-terrace house with private front and back gardens, located in a quiet cul-de-sac adjacent to a very large garden area, in Midlothian's seaside town of Musselburgh.

The property comprises of an entrance hall which gives access to the lounge and stairway to the first floor. A bright and spacious lounge with light from both ends of the building. The kitchen/diner is set off the hallway with front and rear-facing windows. The kitchen/diner includes modern features as well as a double integrated oven and gas hob and is modern in its presentation.

The first floor consists of three good sized double bedrooms. The bedrooms are facing the front and back of the property two of which have built-in wardrobes in the master bedroom as well as a large en suite shower room which is modern. To complete the accommodation there is a bright family bathroom has a modern three piece white suite, with a shower over the bath.

This property also benefits from gas central heating and from being fully double glazed with UPVC fittings. You will also find a spacious attic. Early bird viewing is highly recommended.

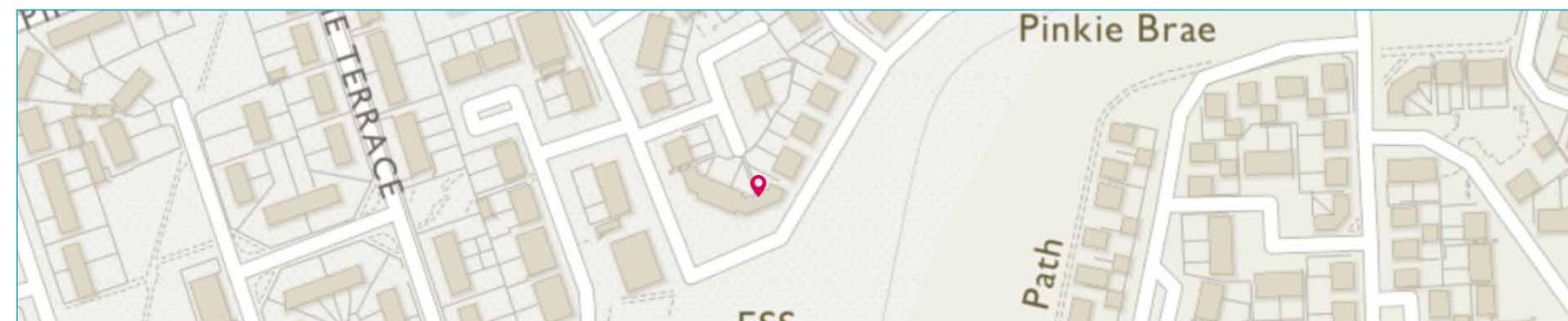




Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 2.90m (9'6")
Kitchen/Diner	4.76m (15'7") x 2.72m (8'11")
WC	2.20m (7'3") x 1.90m (6'3")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
En-suite	2.60m (8'6") x 1.10m (3'7")
Bedroom 2	4.21m (13'10") x 2.51m (8'3")
Bedroom 3	2.83m (9'3") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 2.05m (6'9")

Gross internal floor area (m²): 85m²
EPC Rating: B






McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0131 524 9797
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer