

# 20 Edenhall Crescent

MUSSELBURGH, EH21 7JN



*Two bedroom semi-detached home, finished to a very high standard both internally and externally*



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McEwan Fraser Legal is delighted to present this two-bedroom semi-detached home in Musselburgh. The property is in walk-in condition and provides a perfect home for those looking to escape the hustle and bustle of the city centre, whilst staying within commutable distance. Alternatively, this property could make a lucrative investment in a strong rental market.

# THE LOUNGE/DINER



Internally the property briefly comprises a bright entrance hallway with excellent storage under the stairs, with the lounge/diner on your right. The lounge/diner, as with the rest of the house, has been recently renovated to a very high standard. The dual-aspect room allows plenty of light in and provides ample floor space for a full living room suite alongside a dining room table.



# THE KITCHEN



Leading through from the lounge/diner here you will come across the modern kitchen with a commercial-style gas hob with an integrated oven and ample worktop space for the keen chef to cook up a storm.





Moving upstairs you will find both of the double bedrooms, the master with built-in wardrobe space, but both with plenty of floor space for freestanding units. Finally, the modern three-piece bathroom suite has also been done to a high standard.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



Both the front and back gardens have been landscaped to provide the perfect place to sit in the summer sun.

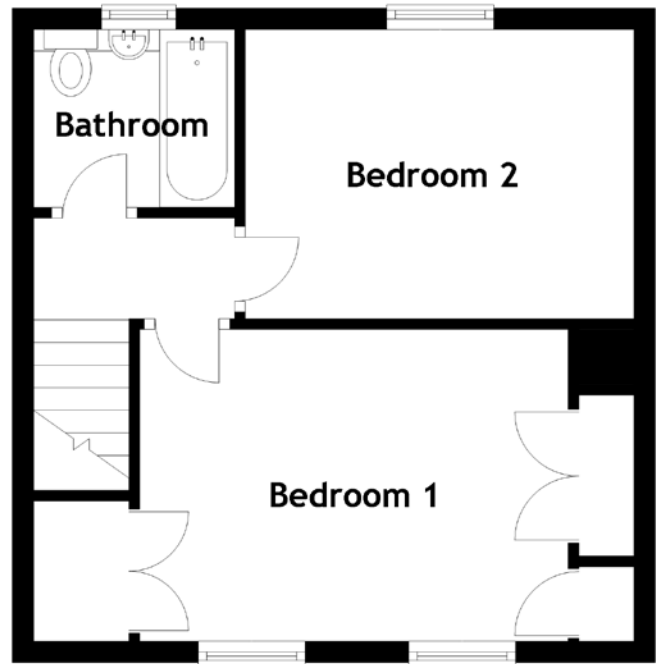
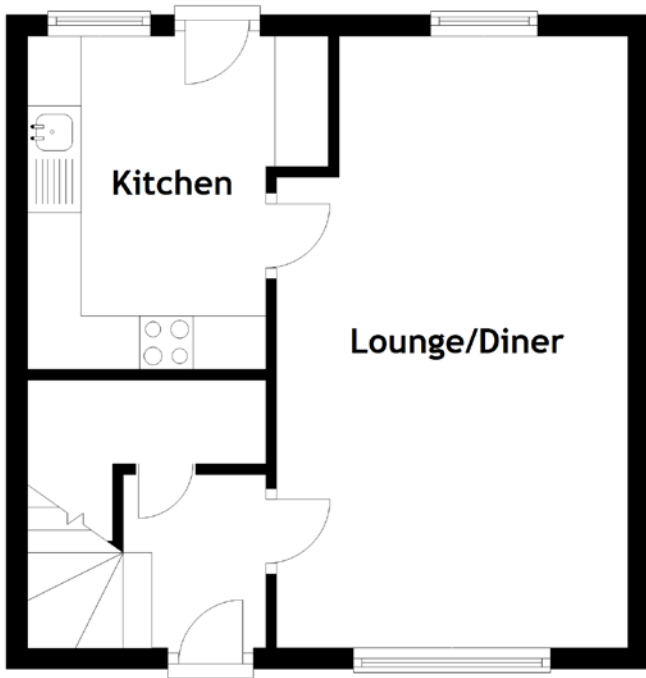
In addition to this, the property includes parking to the rear of the property. This is a rare opportunity to acquire an excellent home in a fantastic location.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

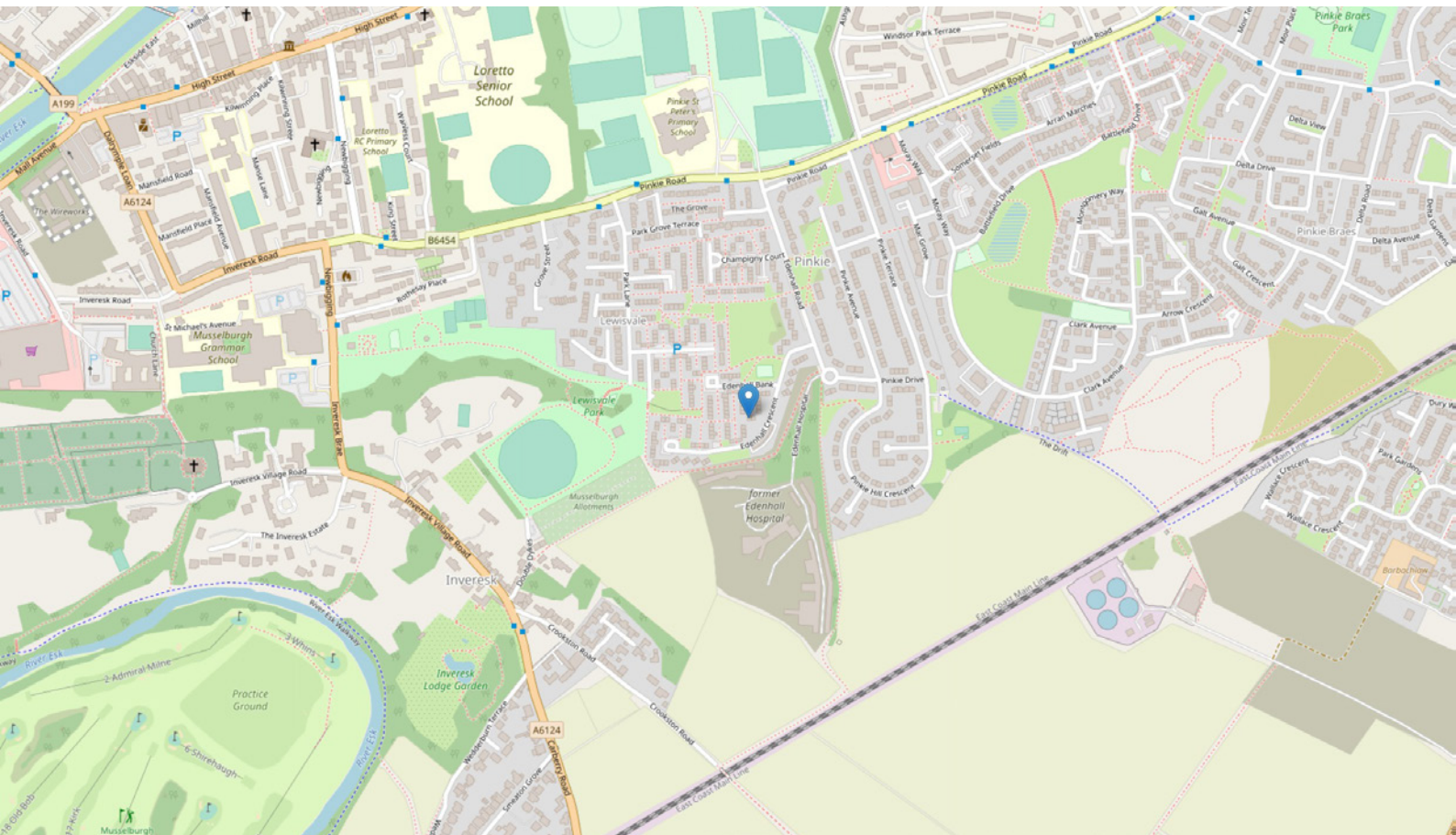


Approximate Dimensions (Taken from the widest point)

Lounge/Diner 5.73m (18'10") x 3.29m (10'10")  
 Kitchen 3.12m (10'3") x 2.82m (9'3")  
 Bathroom 1.88m (6'2") x 1.67m (5'6")

Bedroom 1 4.01m (13'2") x 2.95m (9'8")  
 Bedroom 2 3.67m (12') x 2.71m (8'11")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>  
 EPC Rating: D



# 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. 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.





As much of the district through traffic is taken by the Bypass, Musselburgh is quite a civilised shopping centre. 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 the 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, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.

# McEwan Fraser Legal

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