




McEwan Fraser Legal

Solicitors & Estate Agents

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8 Delta Gardens

MUSSELBURGH, EH21 8DP



Musselburgh

EH21 8DP

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 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 Wallyford Station, which takes you directly to Waverley Station in the heart of the City Centre, a journey of fewer than fifteen minutes.

Schooling on the nursery, a primary and secondary level can also be reached within a walking distance of the property.

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McEwan Fraser Legal is delighted to present this two-bedroom house in Musselburgh. The property is in true walk-in condition. This end of terrace house showcases excellent upgrades throughout with well-proportioned private gardens, a single garage and an excellent location for transport links for any commuters. Inside, the property comprises of:

- A new modern fully equipped white gloss kitchen with an integrated dishwasher, fridge freezer, microwave, gas hob, double oven and extractor fan.
- A comfortable living area to the front with space for dining
- Two double bedrooms, one which includes built-in wardrobes.
- A crisp new bathroom with a white suite, a shower, towel radiator and vanity unit.

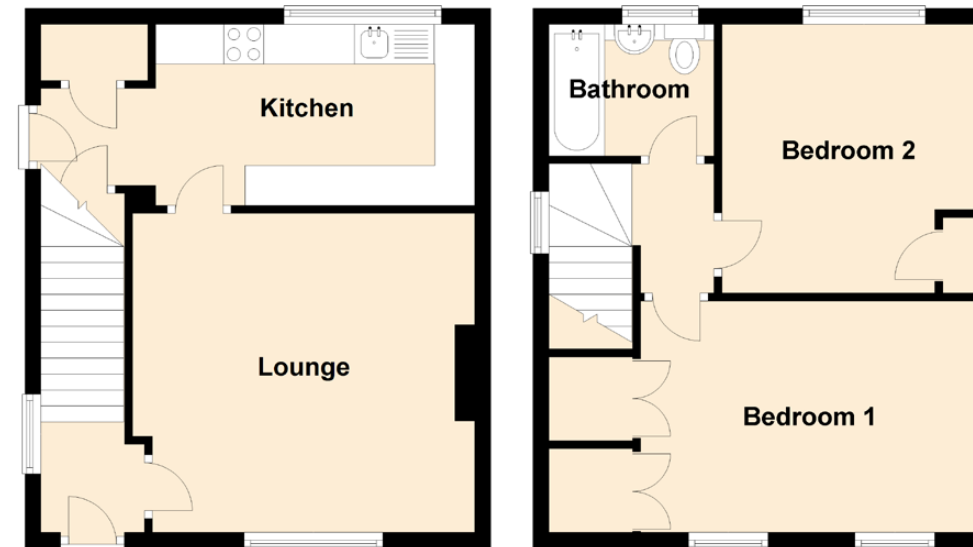
In addition to this, the property includes an attic space, a garden shed, a single garage, private parking for two cars and laid lawn gardens. Extras include all fixtures, fittings and all floor coverings. This is a rare opportunity for a variety of buyers to acquire a fully refurbished home in a fantastic location.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



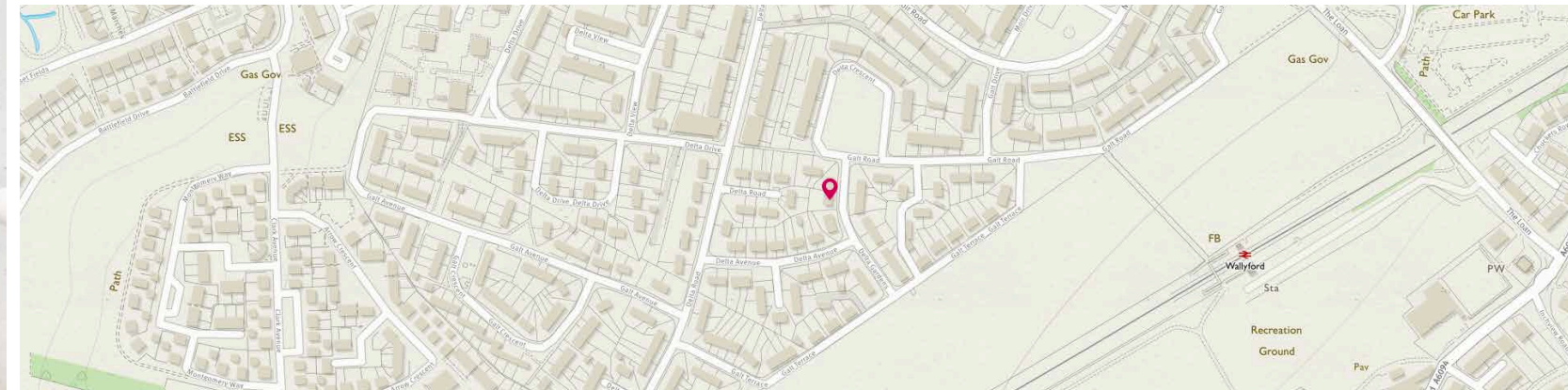
Approximate Dimensions
(Taken from the widest point)

Lounge	4.29m (14'1") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 2.27m (7'5")
Bedroom 1	4.35m (14'3") x 2.97m (9'9")
Bedroom 2	3.37m (11'1") x 3.27m (10'9")
Bathroom	2.07m (6'9") x 1.65m (5'5")

Gross internal floor area (m²): 70m²

EPC Rating: C

Extras (Included in the sale): Extras include all fixtures, fittings and all floor coverings.





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**Part
Exchange
Available**

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Text and description
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 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
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 Designer