




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

34 Battlefield Drive

MUSSELBURGH, EAST LOTHIAN, EH21 7DF



Musselburgh

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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 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 Campie Primary School being located on Stoneyhill Farm Road and Loretto Senior School on Linkfield Road.

“Highly desirable four bedrooms, three public rooms, detached house - making for an ideal family home”

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An excellent opportunity has arisen to acquire this highly desirable four-bedroom detached villa, making for an ideal family home while being well located within the East Lothian town of Musselburgh. The property provides unobstructed views to an open space to the front and just a short walk to the local primary school and local shops. Being just a 10 minute walk to Wallyford Train station provides an easy commute into Edinburgh. Very few of this style were built making it especially desirable, viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: Entrance hallway with cloakroom and an under-stair storage cupboard, guest toilet, a bright and spacious lounge, family room, dining room, as well as a fully fitted kitchen/diner, benefitting from an electric oven, extractor hood and gas hob, along with an integrated dishwasher and washer/dryer. The kitchen benefits from under-floor heating with a mix of engineered and solid oak across the remainder of the ground floor.

First Floor: There are four bedrooms, the master bedroom enjoys an en-suite shower room with fitted wardrobes.

This property also benefits from; gas central heating, double glazed windows and private garden grounds to the front, side and rear of the property.

There is a driveway to allow for secure off-street parking for two cars and a single garage. An unusual feature of this property is the electric vehicle charging port.

In addition to this, the property offers approximately four years N.H.B.C warranty for the lucky buyer.



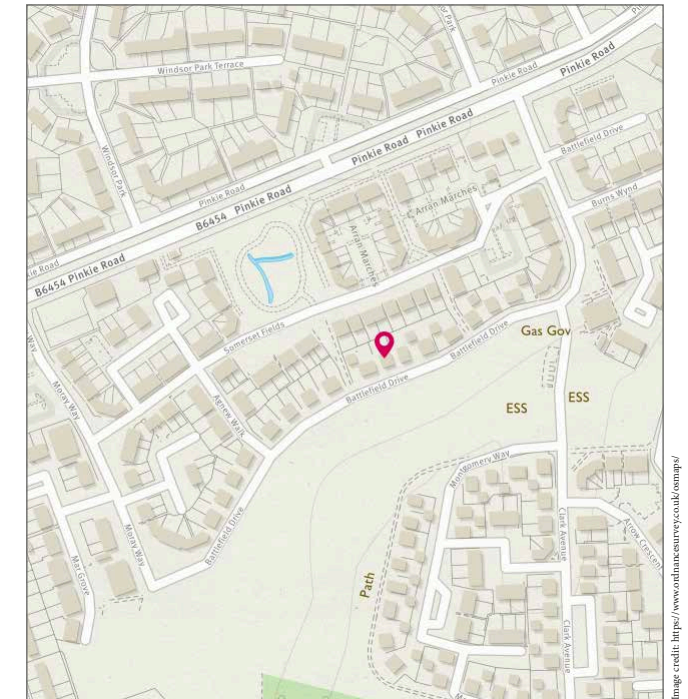


SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

| Approximate Dimensions (Taken from the widest point) | |
|---|--------------------------------|
| Lounge | 4.54m (14'11") x 3.20m (10'6") |
| Kitchen | 5.11m (16'9") x 2.49m (8'2") |
| Dining Room | 3.20m (10'6") x 2.49m (8'2") |
| Family Room | 3.76m (12'4") x 2.39m (7'10") |
| Bedroom 1 | 4.03m (13'3") x 3.64m (11'11") |
| En-suite | 2.33m (7'8") x 1.76m (5'9") |
| Bedroom 2 | 4.42m (14'6") x 2.52m (8'3") |
| Bedroom 3 | 3.94m (12'11") x 2.67m (8'9") |
| Bedroom 4 | 3.30m (10'10") x 2.36m (7'9") |
| Bathroom | 2.23m (7'4") x 1.97m (6'6") |
| WC | 2.39m (7'10") x 1.11m (3'8") |

Gross internal floor area (m²): 121m² | EPC Rating: C






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

**Part
Exchange
Available**

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Text and description
JAYNE SMITH
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer