




McEwan Fraser Legal
Solicitors & Estate Agents
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65 Whitehill Avenue

MUSSELBURGH, EH21 6PF

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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 A1, Milton Road or one of the many and frequent bus services that pass through the town. 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. It has a very wide range of shopping facilities, very good services and banking, Post Office and building society services are in abundance. Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes, a windsurfing pond just along the coast, a nine-hole golf course at Levenhall, Lewisvale Park with its play areas and park, dance school and all other amenities associated with any well-established bustling township.



65 WHITEHILL AVENUE

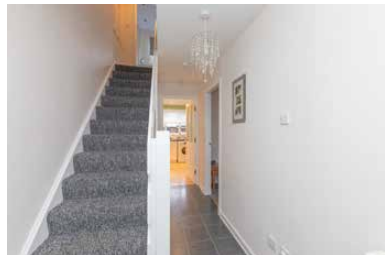
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McEwan Fraser Legal is delighted to present this fantastic mid-terraced family villa in the desirable Musselburgh area. The property is in true walk-in condition and offers well-proportioned rooms throughout. Nestled in an established residential area of Musselburgh, this three-bedroom terrace chalet-style villa enjoys a fantastic location; just a 5-minute walk from the train station and within easy reach of local schools and the High Street. Inside, the property comprises of:

- A large fully equipped breakfasting kitchen with white gloss units, an integrated fridge freezer, electric hob, oven and extractor hood
- A bright and spacious living room with a large window overlooking the front garden
- Two spacious double bedrooms one of which includes a large built-in wardrobe
- A third bedroom to the front with an over the stair storage cupboard
- Crisp white suite shower-room with a heated towel radiator and vanity unit
- A bright sunroom to the rear elevation as a welcomed addition

The property further benefits from good storage under the stairway, an attic space, gas central heating and double glazed windows, Externally there's a private secure garden with laid lawn and paved patio area to the rear, the secure well-kept garden to the front is laid to lawn. Plenty of residents' permit parking is available.

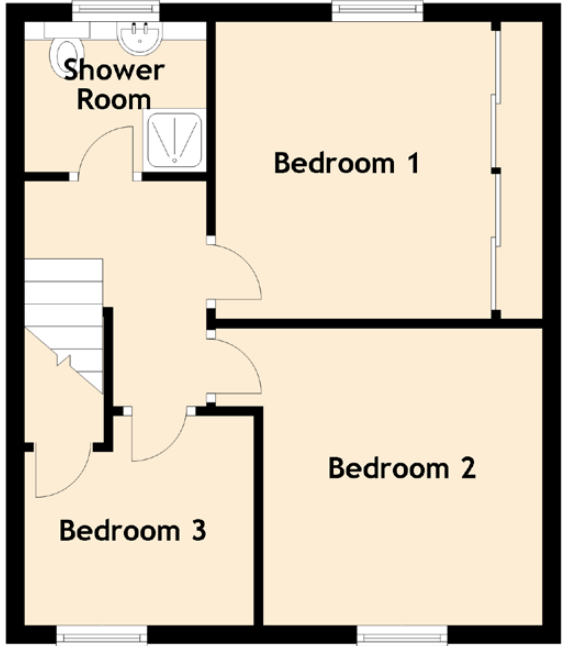
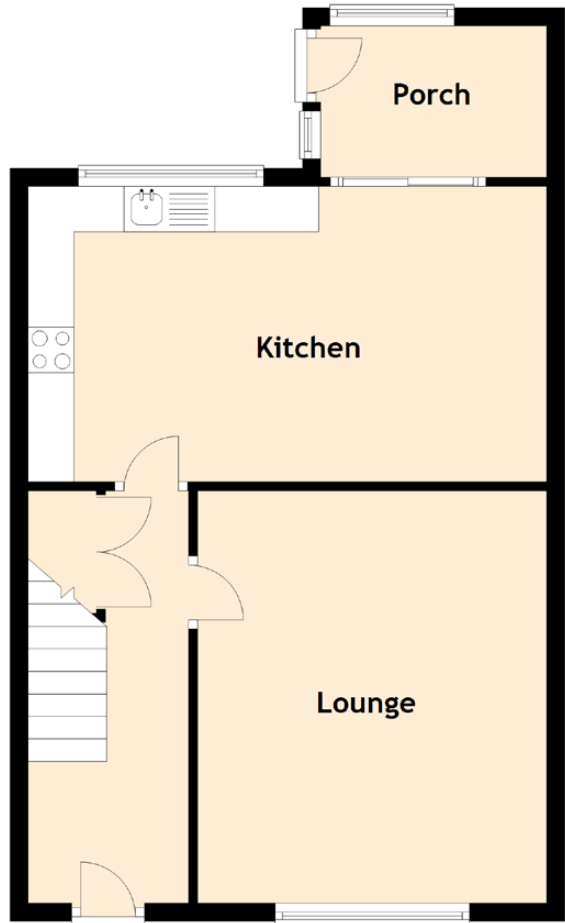
This is a rare opportunity to acquire an excellent family home that is ready to move in and within an ideal location. Early viewing is highly recommended.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.52m (14'10") x 3.83m (12'7")
Kitchen	5.69m (18'8") x 3.24m (10'8")
Porch	2.48m (8'2") x 1.66m (5'5")
Shower Room	2.00m (6'7") x 1.65m (5'5")
Bedroom 1	3.26m (10'8") x 3.03m (9'11")
Bedroom 2	3.60m (11'10") x 3.26m (10'8")
Bedroom 3	2.56m (8'5") x 2.30m (7'7")

Gross internal floor area (m²): 87m²

EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings, integrated appliances and garden shed.

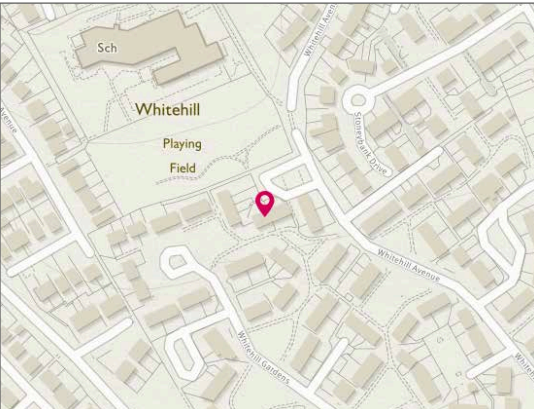


Image credit: <https://www.odinaxsurvey.co.uk/omaps/>



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Text and description
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