

13 The Grove

MUSSELBURGH, EAST LOTHIAN, EH21 7HD



SPACIOUS THREE BEDROOM DETACHED FAMILY HOME IN MUSSELBURGH



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McEwan Fraser Legal is delighted to present this three bedroom detached house in Musselburgh. The property is in walk-in condition having been well looked after by the owners. With that being said, the property would benefit from modernisation. Inside, the property comprises of:

- A fully equipped kitchen which has more than ample wall and base units as well as a storage cupboard. There is an electric hob and fan oven as well as free-standing white goods.
- Spacious living area which is flooded with natural light from front to back windows. The lounge is large and could easily accommodate a dining room which is how it has been configured previously.
- Three bedrooms, of which all are on the first floor. Two well-proportioned double bedrooms and a more functional single room/home office.
- There is one main bathroom, which is fitted with a modern suite. The room is fully tiled and has had a bath taken out to accommodate a larger shower.

the lounge



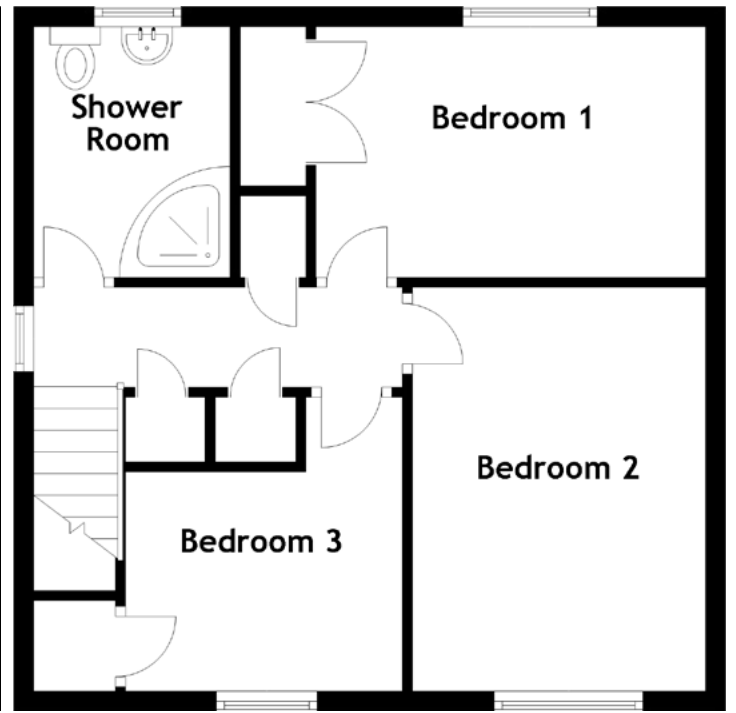
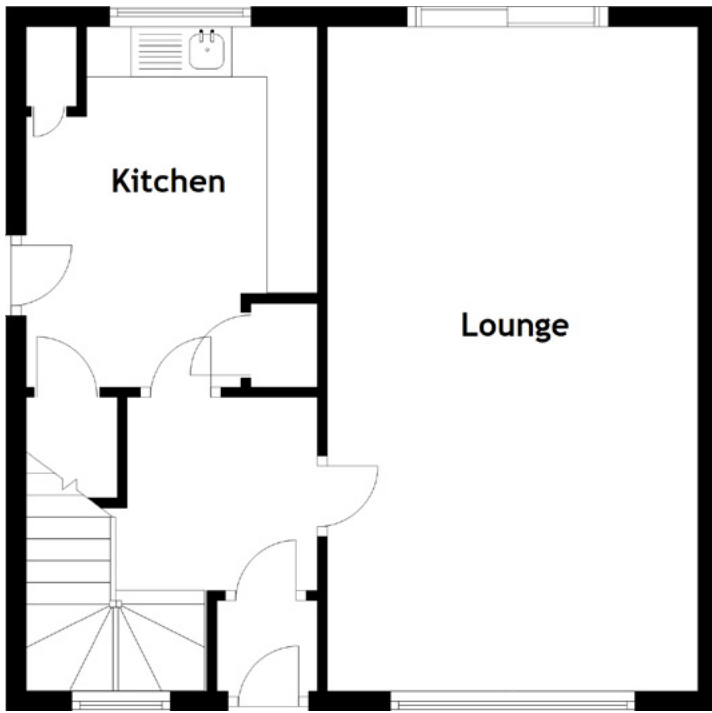


the bedrooms



the shower room

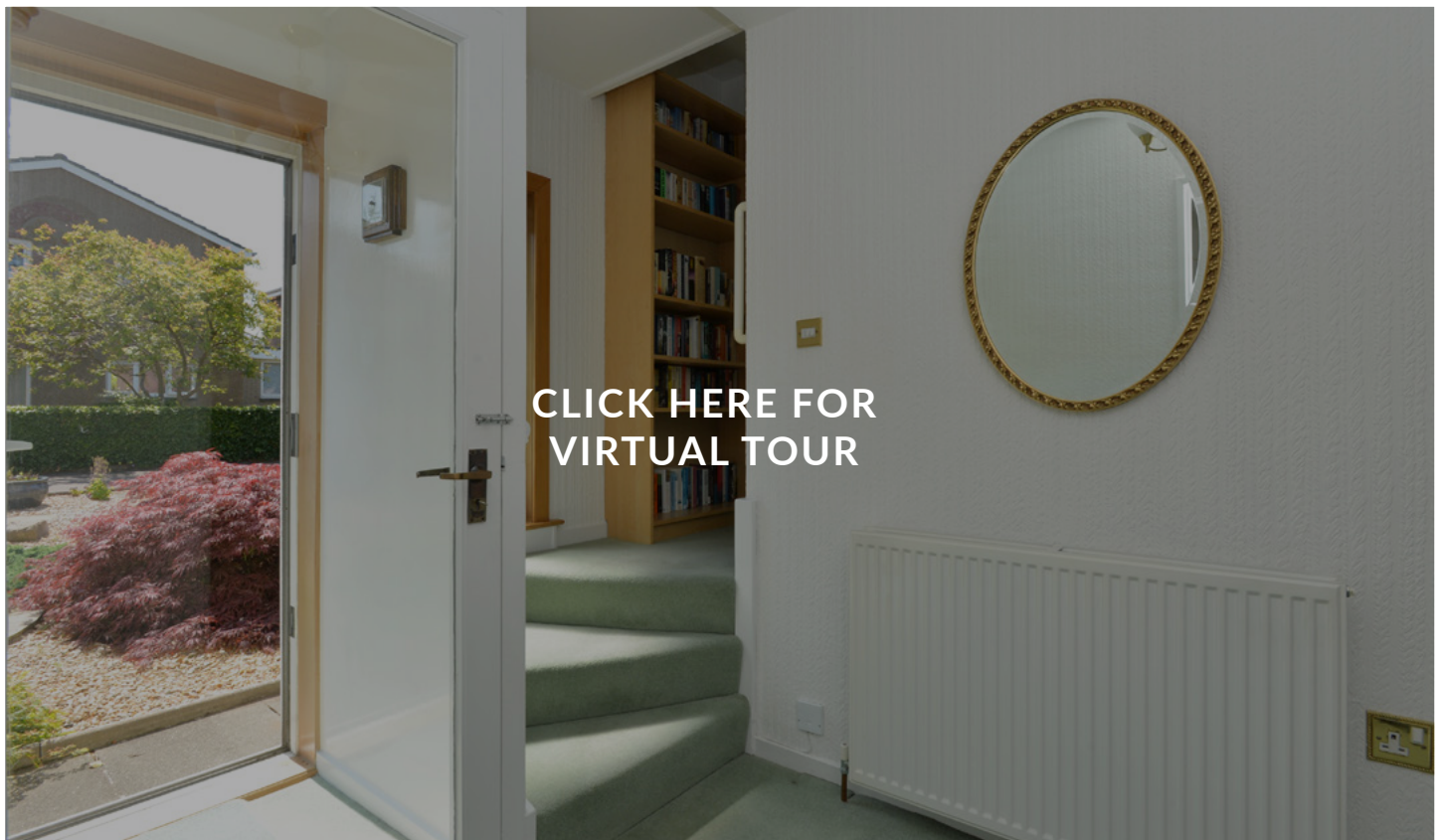




Approximate Dimensions

(Taken from the widest point)

Lounge	6.60m (21'8") x 3.68m (12'1")	Shower Room	2.49m (8'2") x 1.95m (6'5")
Kitchen	3.58m (11'9") x 2.89m (9'6")	Gross internal floor area (m ²): 90m ²	
Bedroom 1	3.99m (13'1") x 2.51m (8'3")	EPC Rating: D	
Bedroom 2	4.01m (13'2") x 2.91m (9'7")		
Bedroom 3	3.02m (9'11") x 2.75m (9')		



In addition to this, the property includes private front and rear gardens which are in excellent condition. the large front garden is southerly facing. It is also worth noting there is a shed at the foot of the rear garden which will be included in the sale. Regarding parking for the house, there is on-street parking at the end of The Grove.





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.

Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available.

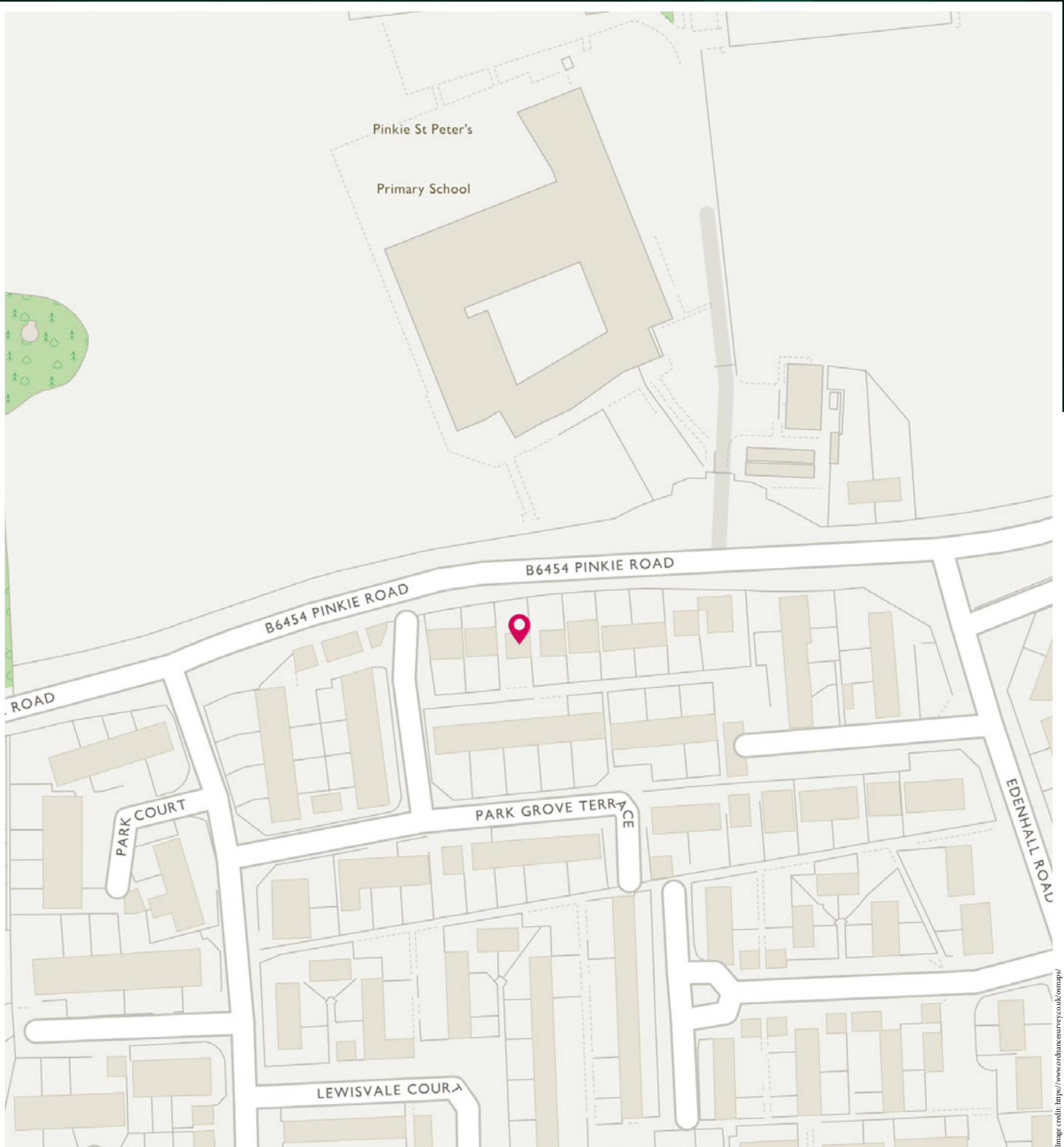


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