

1 Galt Crescent

MUSSELBURGH, EAST LoTHIAN, EH21 8HD



*A WIDE CORNER PLOT WITH LARGE
GARDENS FRONT AND REAR*



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The internal accommodation is focused on a dual-aspect through lounge which is naturally bright and boasts plenty of space for a variety of different furniture arrangements. While a stunning working fireplace creates a natural focal point for the living room, the new owner will have ample opportunity to create their ideal entertaining space. The kitchen is adjacent to the living room and includes a range of base and wall-mounted units that provide ample prep and storage space. Appliances are free-standing.





Climbing the stairs, the first-floor landing gives access to two double bedrooms, shower room, and a large loft space for additional storage.

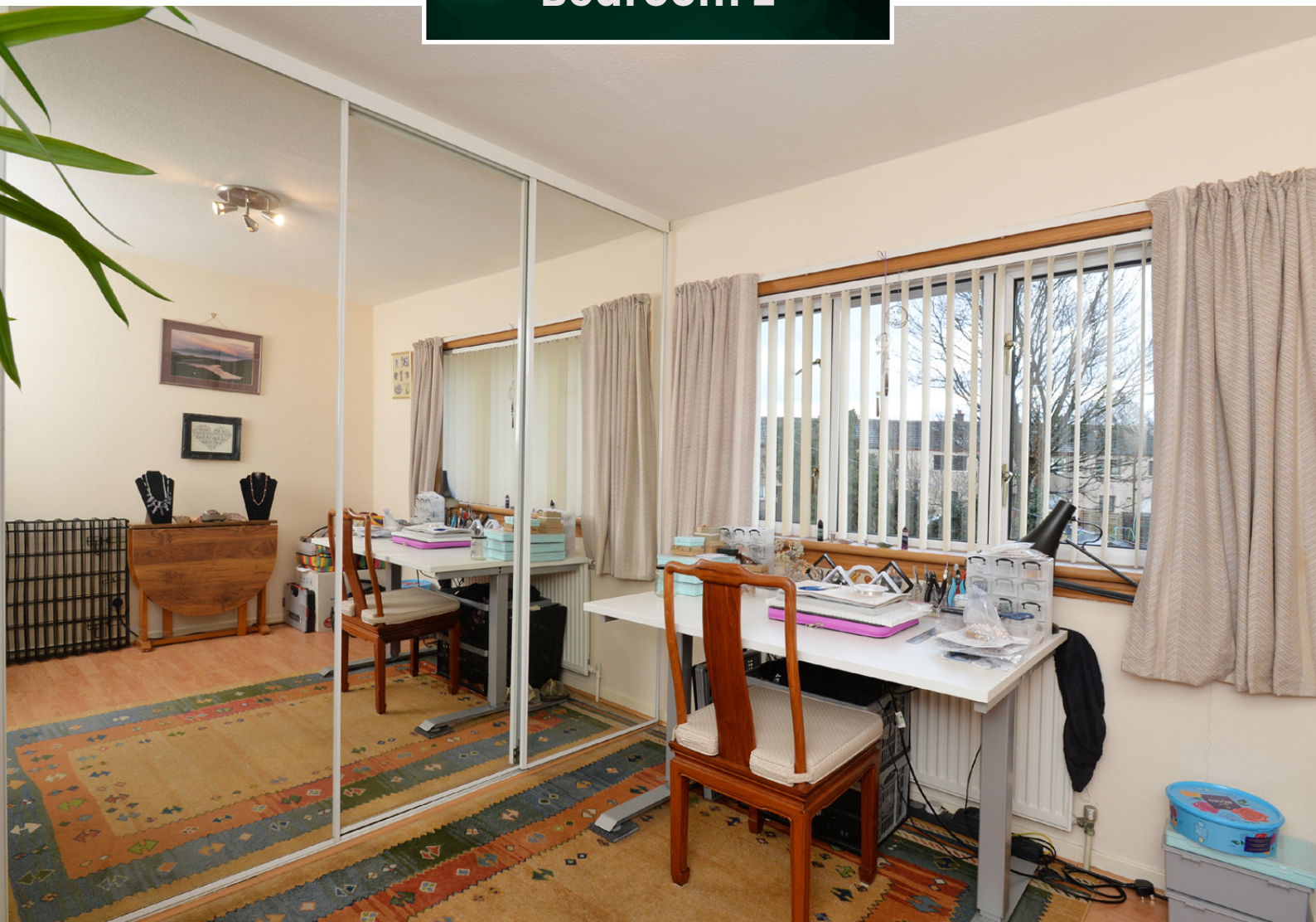
Bedroom one overlooks the front garden and enjoys ample space for a full suite of free-standing bedroom furniture. The second bedroom is a rear-facing double with large integrated wardrobes.

The shower room is tiled and finished with a white suite.

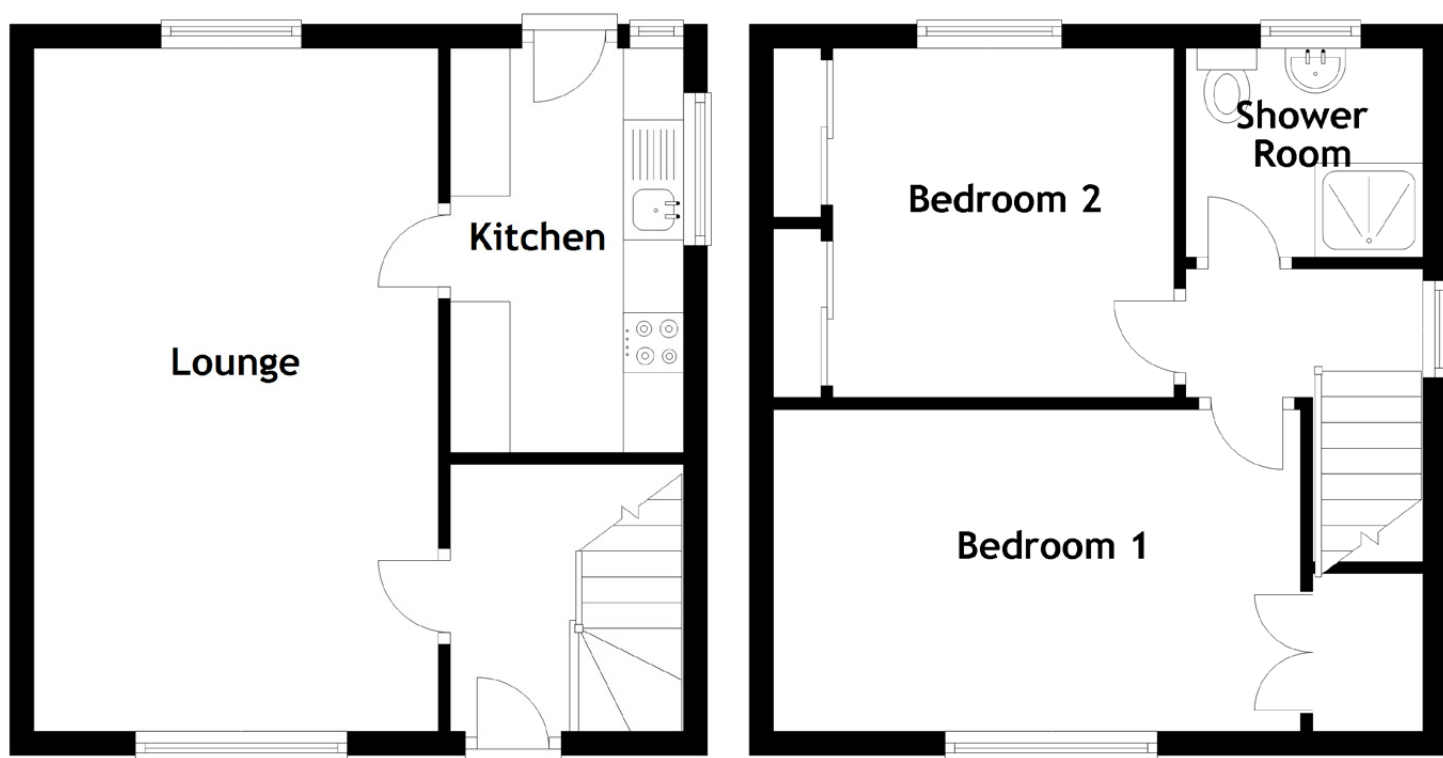




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	5.71m (18'9") x 3.38m (11'1")
Kitchen	3.38m (11'1") x 1.95m (6'5")
Bedroom 1	4.41m (14'6") x 2.69m (8'10")
Bedroom 2	2.92m (9'7") x 2.85m (9'4")
Shower Room	1.98m (6'6") x 1.75m (5'9")

Gross internal floor area (m²): 63m²

EPC Rating: C



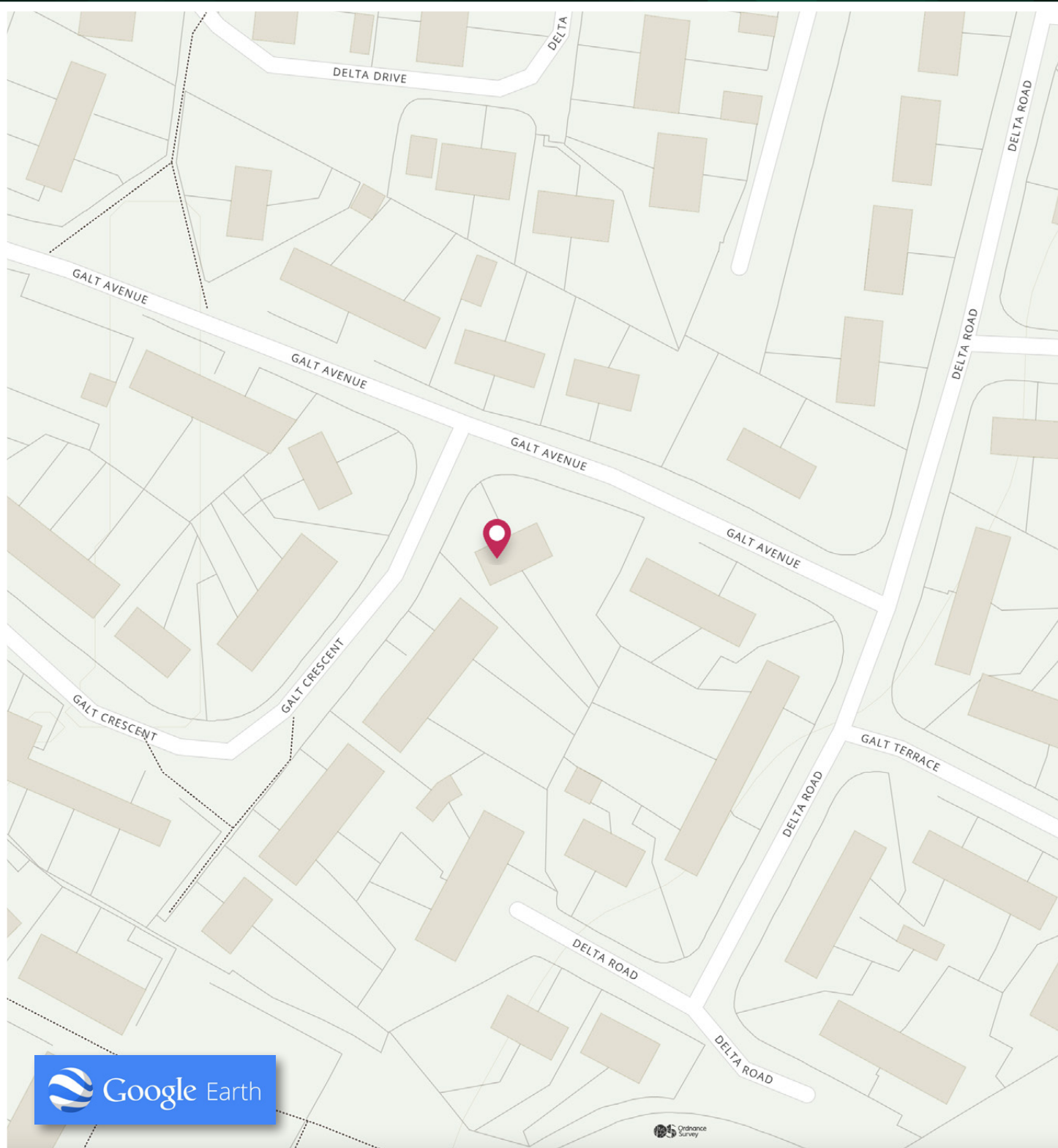
Externally, the front garden is laid to lawn and bordered by mature flower beds and timber fencing. The rear garden is south-facing and boasts a patio, lawn, flower beds and a large timber shed.





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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