



**McEwan Fraser Legal**

Solicitors & Estate Agents

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6 Cottage Lane

MUSSELBURGH, EAST LOTHIAN, EH21 7HP

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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 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 Pinkie St Peters Primary School being located on Pinkie Road and Loretto Senior School on Linkfield Road as well as Musselburgh Grammar High School.



6 COTTAGE LANE

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Bright and well-presented, four bedroomed, end-terrace house with private front and back gardens, located in a quiet cul-de-sac adjacent to a very large communal green, in Midlothian's seaside town of Musselburgh.

The property comprises of an entrance hall which gives access to the lounge and stairway to the first floor. A bright and spacious lounge/dining room with light from both ends of the building. The kitchen is set off the lounge with a rear-facing window and door which leads to the rear garden. The kitchen includes modern features as well as an integrated oven and gas hob. The fourth bedroom is situated on the ground level just off the kitchen. This room is very versatile and could serve a multitude of purposes such as a home office or second lounge.

The first floor consists of two large double bedrooms and a smaller bedroom which would still accommodate a double bed. The bedrooms are facing the front and back of the property with

built-in wardrobes in the master bedroom as well as a large en suite shower room which has recently been upgraded and has underfloor heating. To complete the accommodation there is a bright family bathroom has a modern three piece white suite, with a shower over the bath.

This property also benefits from gas central heating and from being fully double glazed with uPVC fittings. You will also find a spacious attic which is partially floored. Early bird viewing is highly recommended.

It is worth noting that the current owners had obtained planning permissions to extend the property into the rear garden improving the size of the kitchen and lounge area. Plans can be provided by the sellers if required.

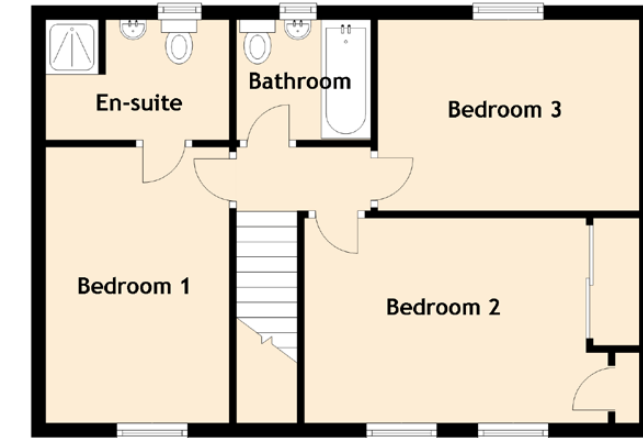
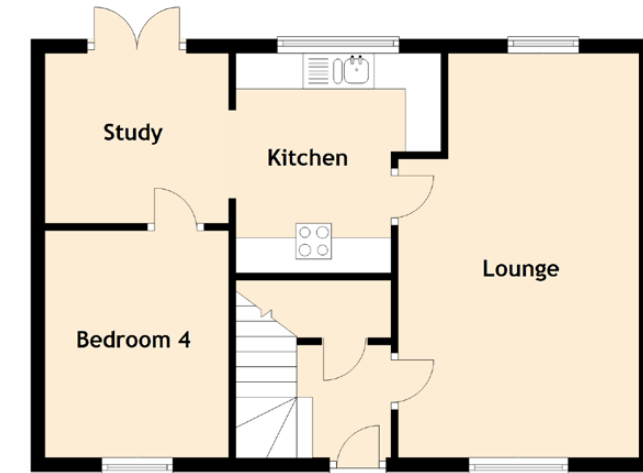


“... well-presented, four bedroomed, end-terrace house with private front and back gardens ...”



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.30m (10'10")
Kitchen	3.10m (10'2") x 2.90m (9'6")
Study	2.60m (8'6") x 2.40m (7'10")
Bedroom 1	3.90m (12'10") x 2.60m (8'6")
En-suite	2.60m (8'6") x 1.70m (5'7")
Bedroom 2	4.30m (14'1") x 2.90m (9'6")
Bedroom 3	3.70m (12'2") x 2.70m (8'10")
Bedroom 4	3.20m (10'6") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 98m²

EPC Rating: C

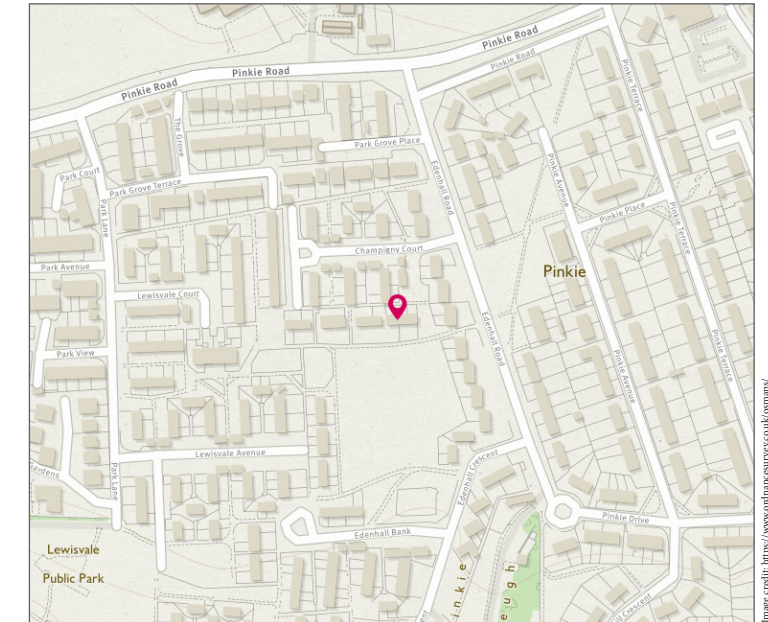


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