

11 Champigny Court

MUSSELBURGH, EAST LOTHIAN, EH21 7HW



Spacious Three Bedroom Mid Terraced Family Home In Musselburgh



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McEwan Fraser Legal is delighted to present this three-bedroom mid-terrace house. Presented to the market in good condition having been well looked after by the current owner.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which faces the front of the property and is flooded with natural light from the large window. The living room offers various possibilities for furniture arrangements
- Fully equipped kitchen/dining space which leads into the private, generous rear garden. The kitchen is fitted with a gas hob, double oven and freestanding white goods.

THE KITCHEN





- There are three bedrooms upstairs in the house. Of which two are double bedrooms and the third bedroom is a good sized single bedroom.
- The house has one main family shower room which is fitted with a modern white three-piece suite.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

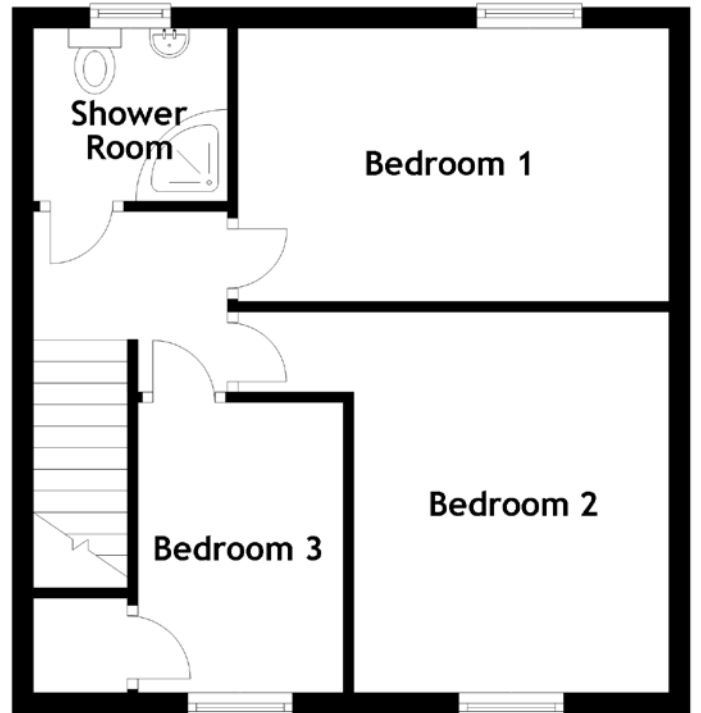
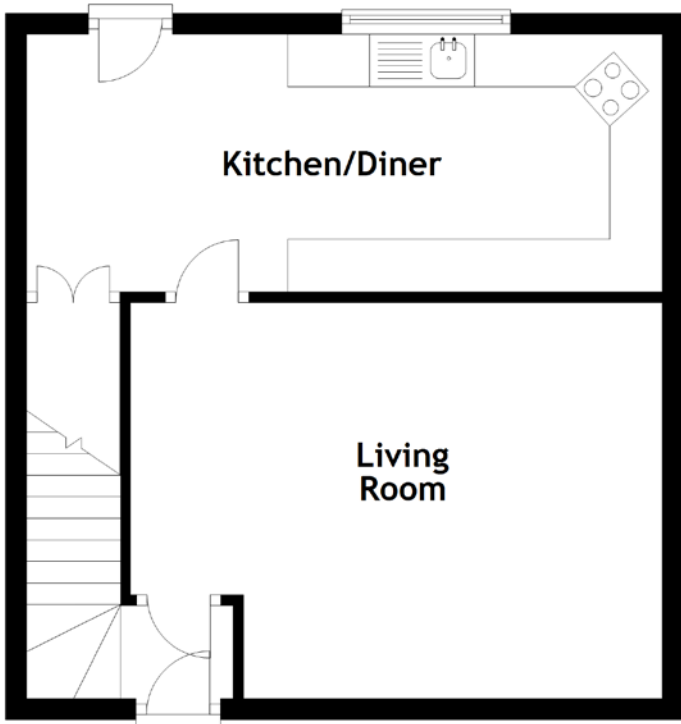


In addition, the property boasts, private front and rear gardens with two sheds in the rear garden. Modern gas central heating with a combi boiler and double-glazed windows make for a warm and cost-effective home, year-round. There is plenty of on-street free parking for residents and visitors alike.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

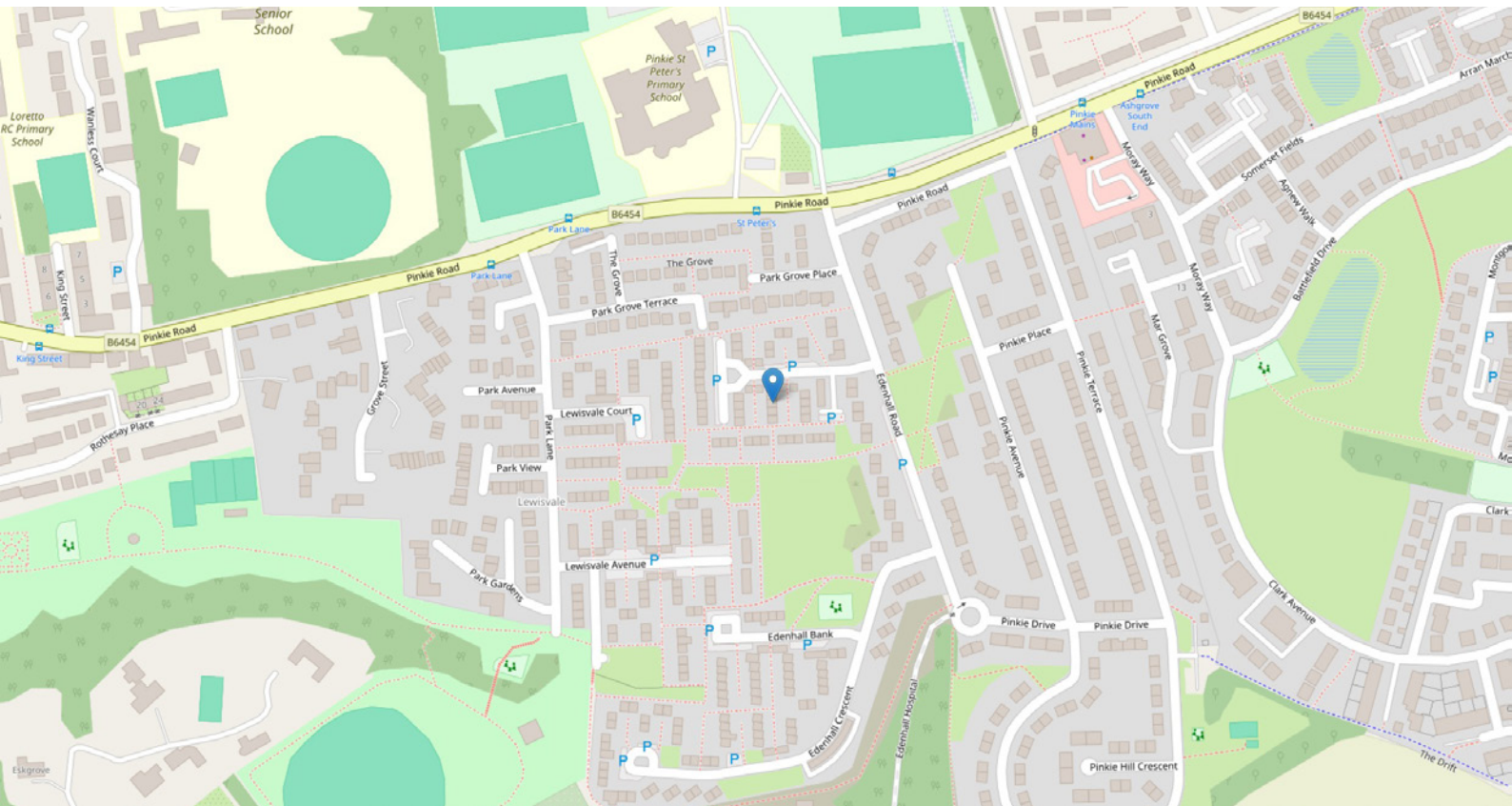


Approximate Dimensions
(Taken from the widest point)

Living Room 5.06m (16'7") x 3.77m (12'4")
 Kitchen/Diner 6.05m (19'10") x 2.45m (8')
 Shower Room 1.85m (6'1") x 1.64m (5'5")

Bedroom 1 4.10m (13'5") x 2.60m (8'6")
 Bedroom 2 4.10m (13'5") x 3.68m (12'1")
 Bedroom 3 2.76m (9'1") x 1.95m (6'5")

Gross internal floor area (m²): 77m²
 EPC Rating: C



THE LOCATION

Musselburgh, located in East Lothian, is a vibrant coastal town just a few miles east of Edinburgh. Known for its rich history, scenic coastal views, and thriving community, Musselburgh offers a delightful blend of urban and suburban living. Musselburgh is well-served by a variety of educational institutions. For primary education, schools like Musselburgh Burgh Primary School, Campie Primary School, and Loretto RC Primary School provide quality education. Musselburgh Grammar School offers comprehensive secondary education and is well-regarded in the area. Additionally, the prestigious Loretto School, one of Scotland's leading independent schools, offers education from nursery through to senior school, attracting students from across the country and abroad.





Musselburgh benefits from excellent public transport links, making commuting straightforward. Lothian Buses and East Coast Buses operate frequent services to and from Edinburgh, including routes 26, 44, and 113. Musselburgh Railway Station, situated on the Edinburgh to North Berwick line, offers regular train services to Edinburgh Waverley, making the journey into the city centre quick and convenient. Additionally, the nearby Newcraighall Park and Ride provides an alternative for those commuting by car, with ample parking and regular bus and train connections.

The town offers a wealth of amenities catering to the diverse needs of its residents. Musselburgh is home to the Musselburgh Racecourse, a historic venue that hosts regular horse racing events, adding to the town's vibrant social calendar. The Brunton Theatre is a cultural hub, offering a range of performances from drama and dance to music and comedy. For sports enthusiasts, Musselburgh Sports Centre provides excellent facilities, including a swimming pool, gym, and various fitness classes.

Musselburgh boasts a variety of shopping options, from local independent stores to well-known high street names. The High Street is the main shopping area, where you can find shops like Boots, Tesco, and Iceland, along with charming independent retailers such as Musselburgh Gift Shop and Robertson's Family Butcher.

The town also has a thriving café culture, with numerous spots to enjoy a coffee or a meal. Luca's Ice Cream & Café is a beloved local institution, famous for its delicious ice cream and friendly atmosphere. The Quay Café offers stunning views of the River Esk and a delightful menu of homemade treats. For a more traditional pub experience, The Ship Inn provides a cosy setting and a range of hearty meals.

Musselburgh is a delightful town that combines historical charm with modern conveniences. Its excellent schools, efficient public transport, diverse amenities, and a variety of shops and cafes make it a highly attractive place to live. Whether you are drawn by its coastal beauty, community spirit, or proximity to Edinburgh, Musselburgh has much to offer.



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