


McEwan Fraser Legal

Solicitors & Estate Agents

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15 Park Lane

MUSSELBURGH, EAST LOTHIAN, EH21 7HU



THE LOCATION

Musselburgh, East Lothian

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.



15 PARK LANE

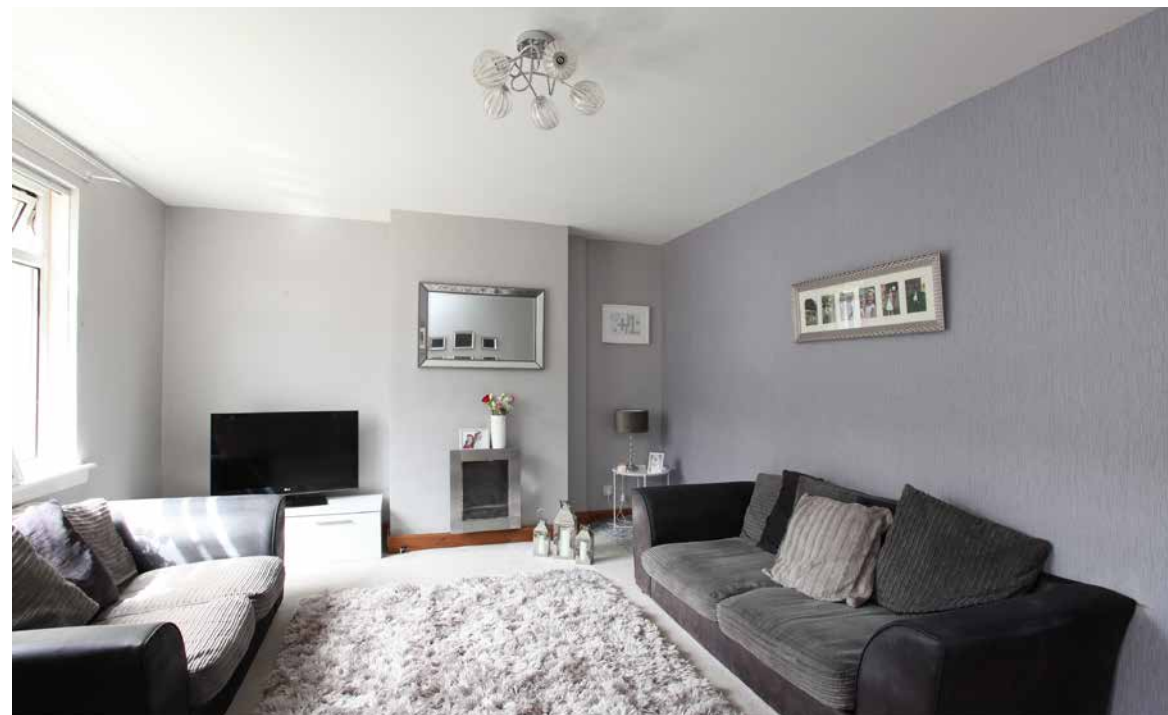
Musselburgh, East Lothian

McEwan Fraser is delighted to offer this well presented three bedroom mid terrace house for sale. The property is located in a quiet residential area of Musselburgh within easy reach of a full range of local amenities and a choice of schooling. Internally, the property is presented in good order and would make a fantastic first time buy or sound buy to let investment. Early viewing is highly recommended.

Internal accommodation centres around a generous and naturally bright lounge with a large picture window and ample floor space for a variety of different furniture configurations. The modern kitchen sits behind the lounge and offers an ample range of base and wall mounted units with plenty of prep and storage space for the aspiring chef. Gas hob and electric oven are integrated while space is provided for further free standing appliances. Climbing the stairs, there are two well proportioned double bedroom, a third single bedroom, master bathroom with shower over bath and access to a large loft for additional storage.

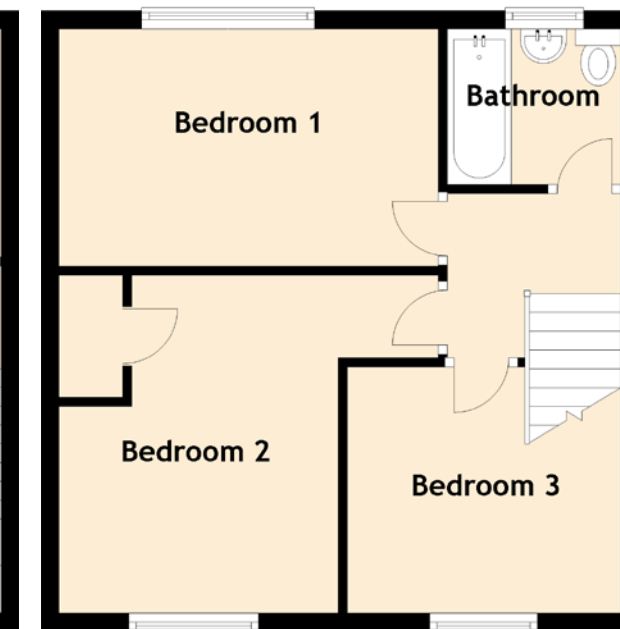
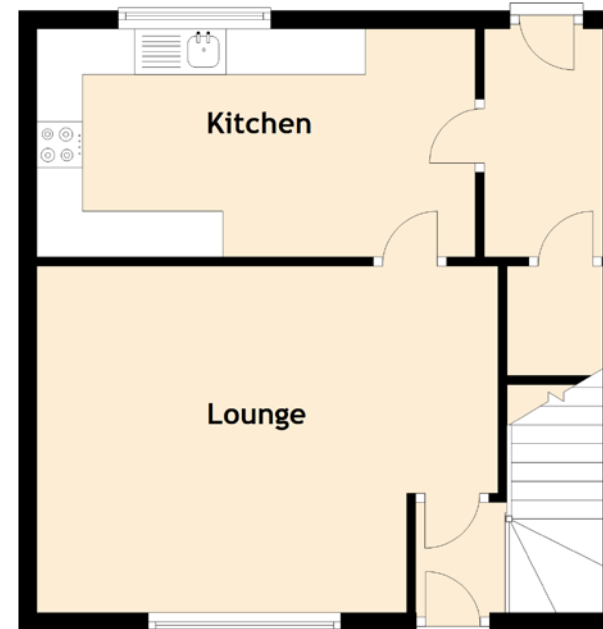
For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the property boasts a low maintenance front garden and private rear garden laid to lawn.





BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	5.05m (16'7") x 3.80m (12'6")
Kitchen	4.80m (15'9") x 2.50m (8'2")
Bedroom 1	4.15m (13'7") x 2.60m (8'6")
Bedroom 2	3.70m (12'2") x 3.60m (11'10")
Bedroom 3	2.90m (9'6") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")

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



Image credit: <https://www.streetview.com.uk/3dmap/>



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Part
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