



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**12 Ravensheugh Road**

LEVENHALL, MUSSELBURGH, EH21 7PU





Musselburgh is a thriving East Lothian town situated about eight miles from Edinburgh city centre. Its location on the shore of the Firth of Forth gives it a mild micro-climate and a historic significance since very early times.

There are direct routes by car via the A1 or Milton Road, but many frequent bus services pass through Levenhall and Musselburgh to all parts of Edinburgh. Trains to Waverley station in the heart of the city run from Wallyford Station / Park and Ride just 15mins. stroll from this property or from Musselburgh station adjacent to Queen Margaret University.

The town has an excellent range of shopping and socialising facilities. Post Office, bank, Building Society, and other essentials are abundant. Medical, dental and other health and wellbeing needs are catered for to high standards, as are education, recreation and sport. Musselburgh Sports Centre and Swimming Pool provides for a wide range of activities and classes, with nearby Lewisvale Park offering cricket, tennis, pitch'n putt and play areas. Rugby, football, bowls, yachting, windsurfing, and many other sports are well established in the area.

East Lothian is of course Golfers' Paradise, with pilgrimages made to the oldest still-played 9-hole course in the world, set within the renowned Musselburgh Racecourse.





McEwan Fraser Legal is delighted to offer this well presented and immaculately maintained, three bedroom end terraced villa for sale. The property is located in a popular residential area of Musselburgh within easy reach of a full range of local amenities. Internally, this home is presented in good order and is a credit to the current owners. Internal accommodation centres around a generous and naturally bright lounge with a large window and dual aspect. There is ample floor space for a variety of different furniture configurations. There are an attractive alcove press feature and stunning period cornice and coving. A fireplace with stove holds centre court and the carpeted floor adds a touch of luxury. The modern kitchen offers an ample range of base and wall mounted units, to ceiling height, with plenty of prep and storage space for the aspiring chef. The work surfaces have been made from recycled glass bottles for extra style. Gas hob and electric oven are integrated while space is provided for further free-standing appliances. The kitchen offers more than enough space for dining. The utility room is a welcome facility in any home.

The hall is elegant in proportion and style with more period features, carefully restored, including original brass switchplates updated with new safe toggle-switch inserts, and whilst this is very sympathetic to the building's heritage it hasn't prevented the addition of more contemporary touches so the house works for a modern family.

In addition, there are three well-proportioned bedrooms and a bathroom. The house has been decorated in a neutral palette with warm tones. The result is an uplifting space where each room has its own personality.

To the rear of the house is heaven in a garden form. Beautifully landscaped and maintained, the garden is sure to delight season after season.

Our considerate client has created both a "house book" and a "garden book" with careful plans and details of all fittings and electrical circuits etc. This is a masterpiece of work and one that will be the envy of any buyer.







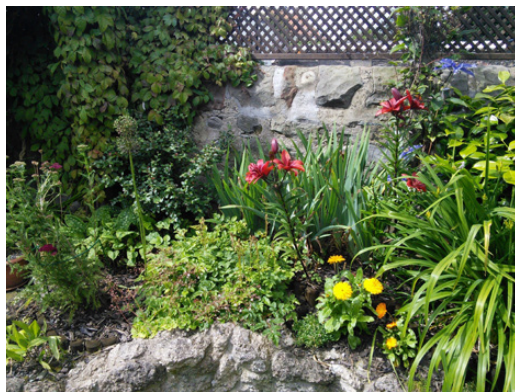
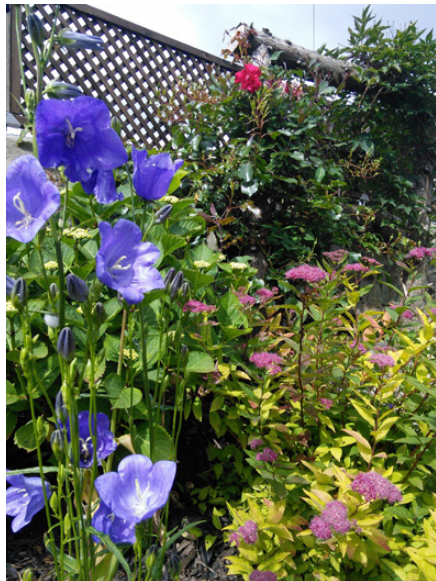




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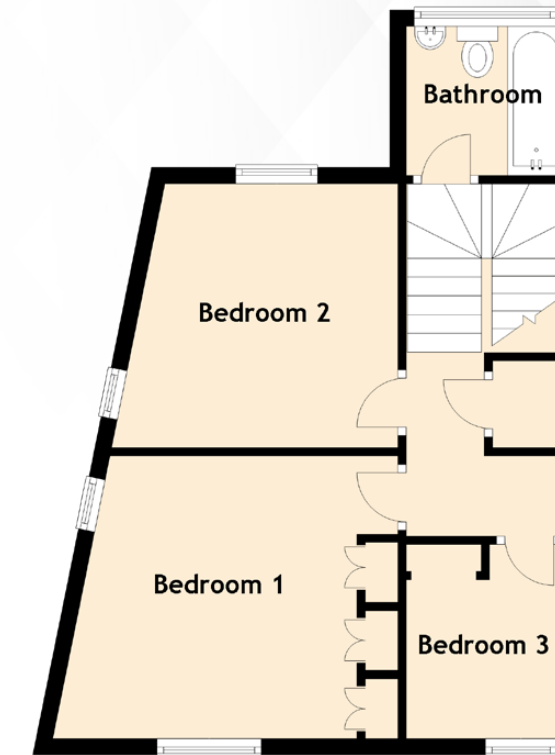
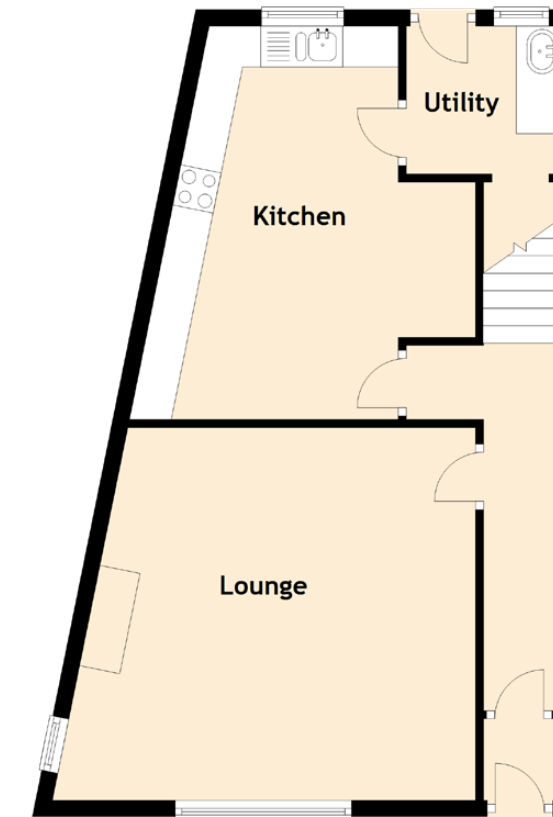






# SPECIFICATIONS & DETAILS

## FLOOR PLAN, DIMENSIONS & MAP



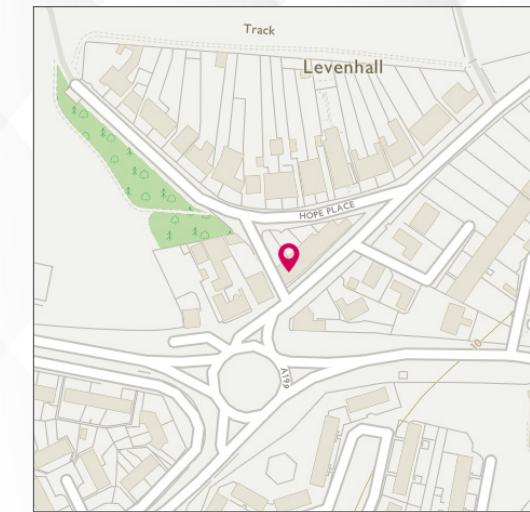
Approximate Dimensions  
(Taken from the widest point)

<b>Ground Floor</b>	
Lounge	4.55m (14'11") x 4.54m (14'11")
Kitchen	4.80m (15'9") x 4.06m (13'4")
Utility	1.94m (6'4") x 1.80m (5'11")

<b>First Floor</b>	
Bedroom 1	3.52m (11'7") x 3.45m (11'4")
Bedroom 2	3.32m (10'11") x 3.22m (10'7")
Bedroom 3	2.37m (7'9") x 1.94m (6'4")
Bathroom	1.82m (6') x 1.82m (6')

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>

EPC Rating: E







# McEwan Fraser Legal

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Text and description  
**JAYNE SMITH**  
 Surveyor



Professional photography  
**MARK BRYCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer