

11 Galt Crescent

MUSSELBURGH, EH21 8HD



*TWO BEDROOM, END-TERRACED, HOME. AN
EXCELLENT INVESTMENT OPPORTUNITY*



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McEwan Fraser Legal is delighted to present this two bedroom end-terraced house to the market. Internally, the property requires a degree of upgrading making this an excellent investment opportunity for a buyer keen to make their own mark on a property.

Internal accommodation is focused towards a spacious through lounge. With large picture windows at either end, the lounge is naturally bright and gives plenty of floor space for a variety of different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space. The kitchen is adjacent to the lounge and gives space for a full range of base and wall mounted units. Climbing the stairs, there are two generous double bedrooms and bathroom. The front facing master bedroom is a particularly spacious double with integrated storage over the stairs. The second bedroom is adjacent to the bathroom and overlooks the rear garden. The accommodation is completed by the bathroom which enjoys natural light and has plenty of space for a three-piece suite. For extra warmth and comfort, the property includes gas central heating and double glazing.

Externally, the property sits on a lovely plot with mature front and rear gardens and established flower beds.

The Location







Bedroom 1

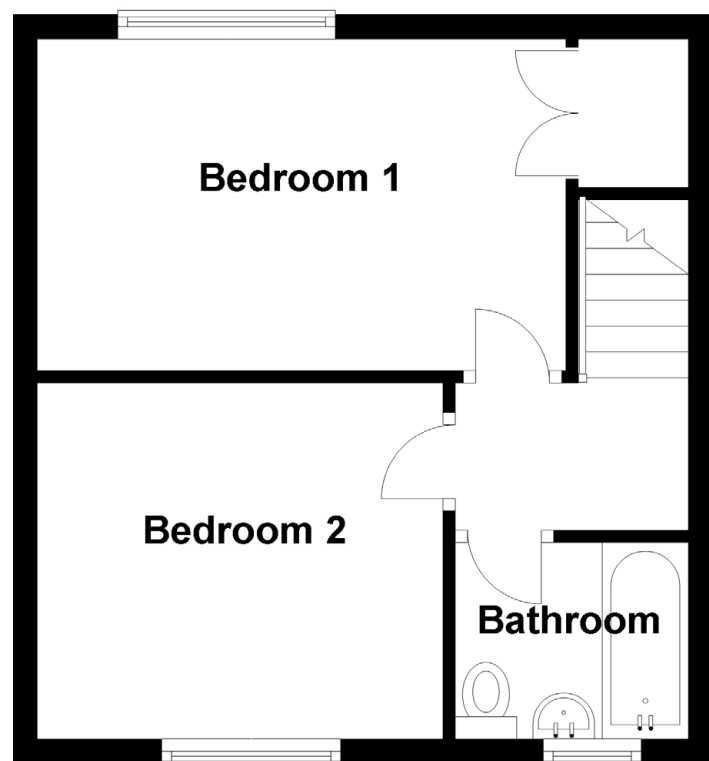
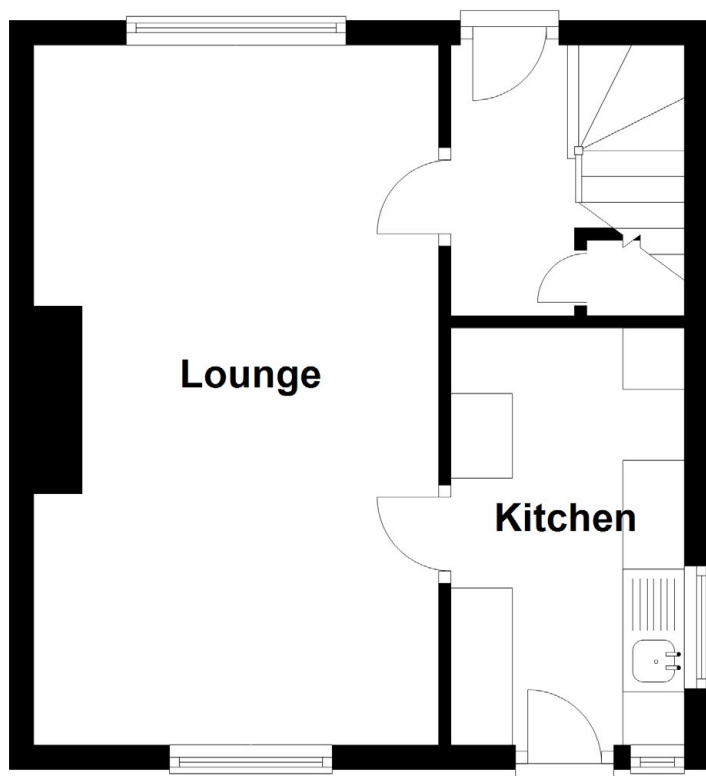




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.30m (10'10")	Bathroom	1.90m (6'3") x 1.60m (5'3")
Kitchen	3.40m (11'2") x 1.90m (6'3")		
Bedroom 1	4.40m (14'5") x 2.70m (8'10")	Gross internal floor area (m ²): 62m ²	
Bedroom 2	3.40m (11'2") x 2.90m (9'6")	EPC Rating: C	

Garden Area





For those who are entirely unfamiliar with the area, 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 & 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.

The Location

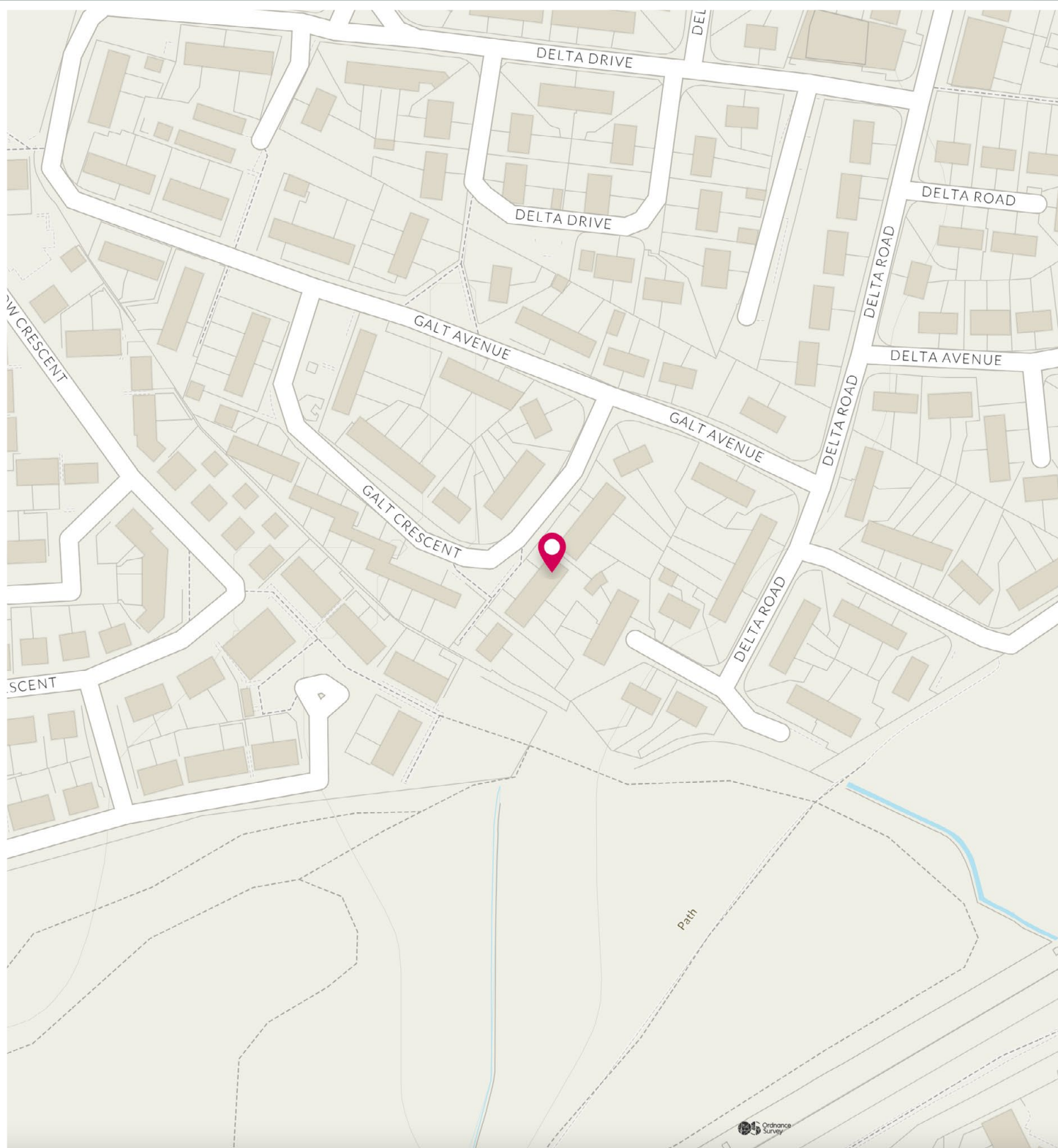


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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