

# 91 Denholm Road

MUSSELBURGH, EH21 6TU



*Extremely desirable and well maintained two bedroom end-terraced house forming part of this desirable development*



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McEwan Fraser Legal are delighted to present to the market this extremely desirable and well maintained two-bedroom end-terraced house forming part of this desirable development. The property would make an excellent purchase for any first-time buyer, small family or Buy-To-Let investor.

# THE LOUNGE



Internally, the accommodation is in beautiful decorative order and briefly consists of an entrance vestibule leading to the bright open lounge with a window to the front and ample space for various furniture configurations. The modern kitchen has wall and base units as well as a door to the rear garden.

# THE KITCHEN

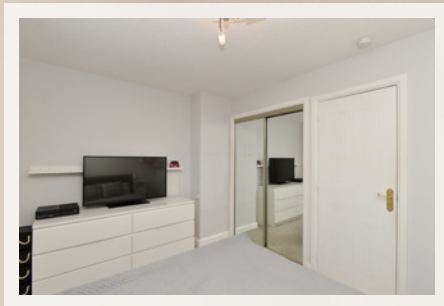






Upstairs, there are two large double bedrooms, both have built-in wardrobes and a three-piece, partially tiled shower room. The property benefits from gas central heating with double glazing, to ensure a warm yet cost-effective living environment all year round. The part floored attic is located in the upstairs hallway and provides additional storage.

## BEDROOM 1



# BEDROOM 2





# THE SHOWER ROOM





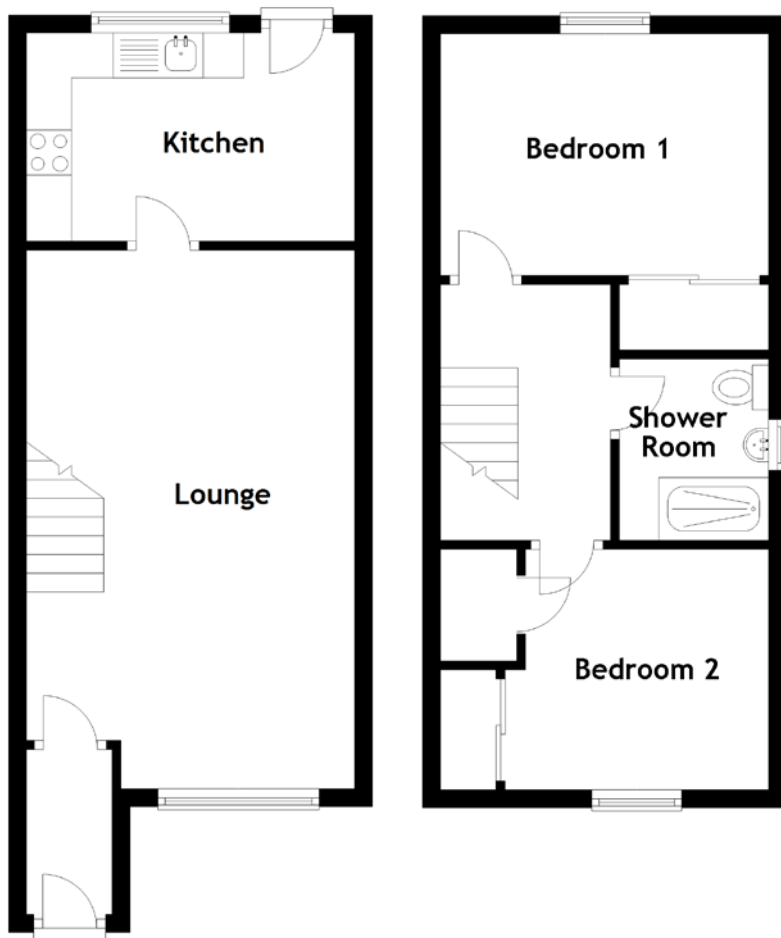
The garden space to the front has a driveway with ample on-street parking and a separate allocated parking space. The large rear garden is laid to lawn and has a patio area.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

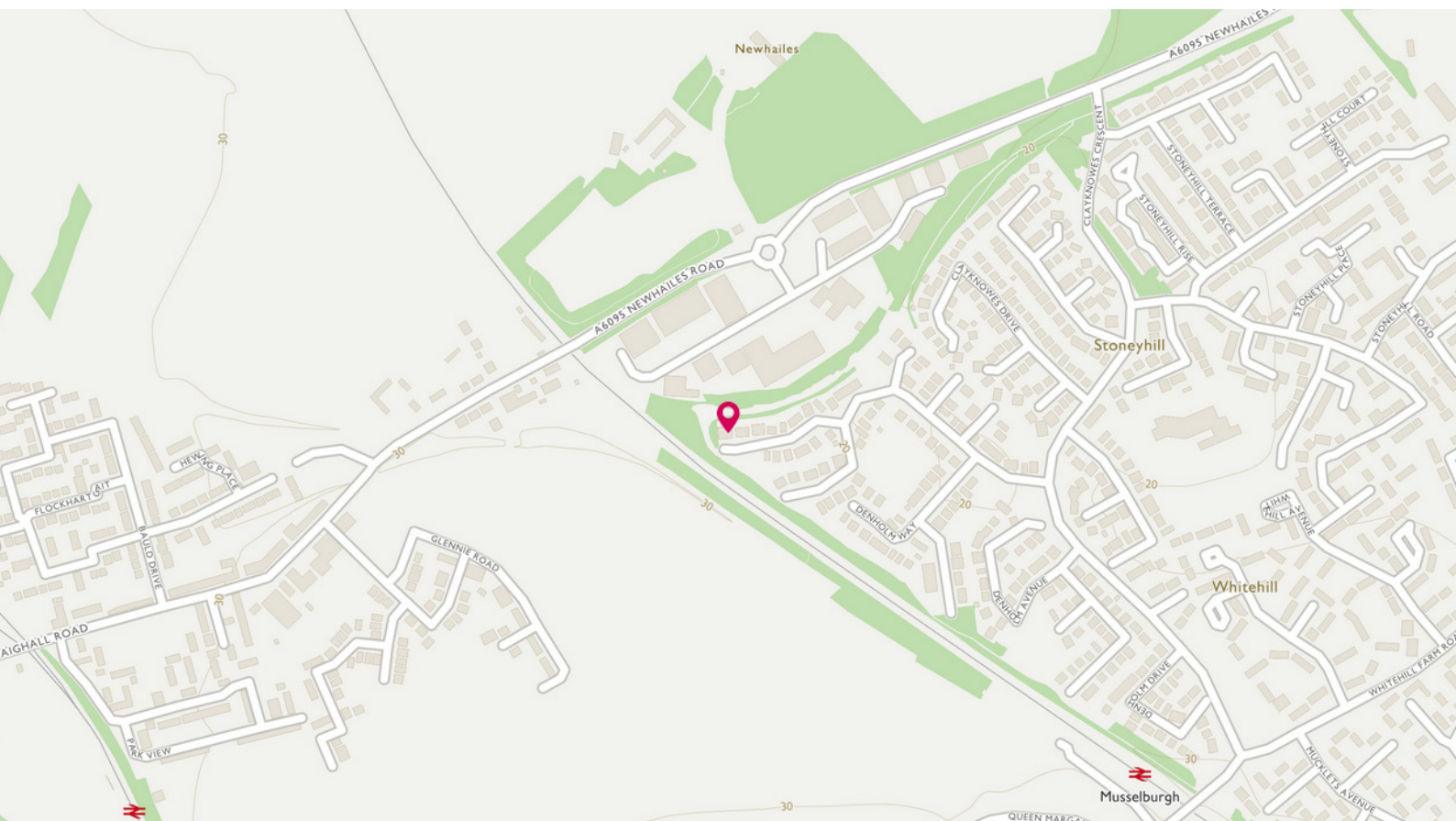


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.65m (12')
Kitchen	3.65m (12') x 2.32m (7'7")
Bedroom 1	3.65m (12') x 2.69m (8'10")
Bedroom 2	2.93m (9'7") x 2.68m (8'9")
Shower Room	2.02m (6'8") x 1.66m (5'5")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>

EPC Rating: C





# THE LOCATION

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 and 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. In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Private and state schools are available at both primary and secondary level with Campie and Stoneyhill Primary schools particularly close by. Loretto School caters for both day and boarding pupils and Queen Margaret University is within easy reach of the property.

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Surveyor



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