




McEwan Fraser Legal

Solicitors & Estate Agents

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50 Clayknowes Place

MUSSELBURGH, EH21 6UQ

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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 such as banking services, Post Office services 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, a dance school and all other amenities associated with any well-established bustling township.



50 CLAYKNOWES PLACE

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An excellent opportunity has arisen to acquire this popular two bedroom semi-detached house, making for an ideal family home while being well located within the popular Musselburgh area of East Lothian. Viewing of this property is highly recommended. Internally this accommodation is in good decorative order, while briefly consisting of:

Ground Floor: entrance vestibule which opens into the large lounge with a feature electric fireplace overlooking the front garden and gives access to both upstairs and the fully fitted, partially tiled kitchen with an integrated four-ring gas hob, extractor hood, double oven/grill, and comes with freestanding white goods, utility cupboard and access to the rear garden.

First Floor: landing, two spacious double bedrooms, both with double built-in mirrored wardrobes. There is also a three-piece, family bathroom with an electric shower over the bath and comes partially tiled and finished to a modern standard.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating and private gardens to the front, side and rear of the property. There is also a single driveway which accommodates for secure off-street parking for up to two or three cars as well as more than adequate on-street parking to accommodate for visitors.





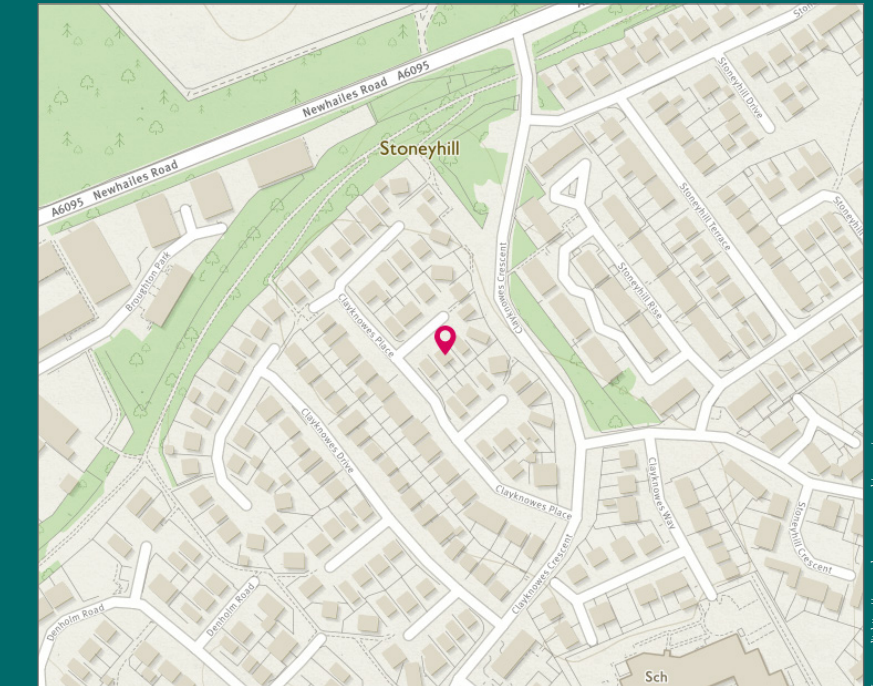
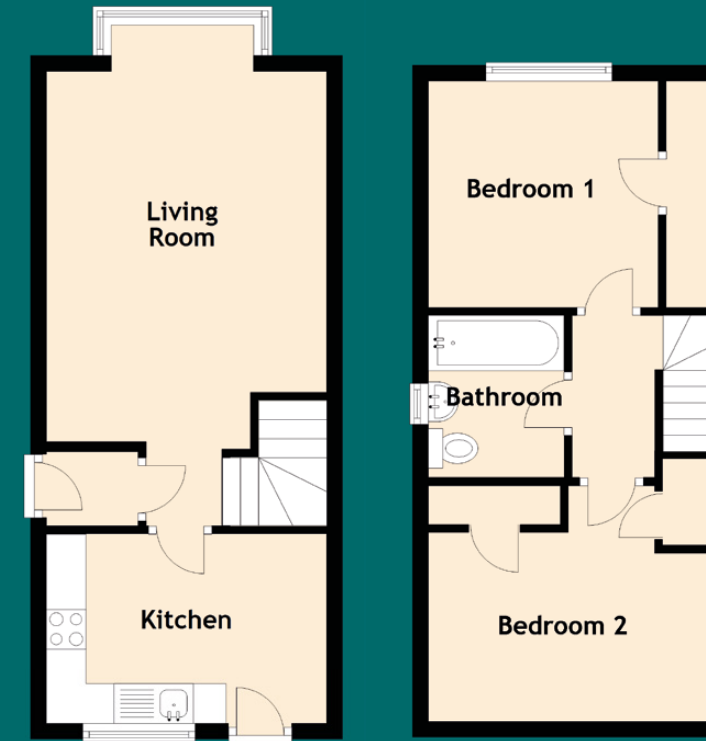
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Living Room	5.90m (19'4") x 3.55m (11'8")
Kitchen	3.54m (11'7") x 2.39m (7'10")
Bedroom 1	2.90m (9'6") x 2.87m (9'5")
Bedroom 2	3.57m (11'9") x 3.29m (10'10")
Bathroom	2.05m (6'9") x 1.71m (5'7")

Gross internal floor area (m²): 60m² | EPC Rating: C






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