



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**21 Clark Avenue**

MUSSELBURGH, EAST LOTHIAN, EH21 7BS

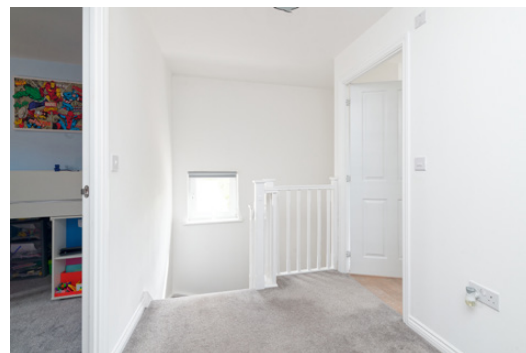


For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the county of East Lothian. It is approximately eight miles from the City Centre of Edinburgh and conveniently located on the shores of the Firth of Forth.

There are direct routes to and from the City Centre using the major road networks or one of the many and frequent bus services that pass through the town. The east end of Princes Street can often be reached in a matter of twenty minutes. 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.

Schooling at both primary and secondary level can also be taken advantage of, with Campie Primary School being located on Stoneyhill Farm Road and Loretto Senior School on Linkfield Road.





McEwan Fraser Legal is delighted to present this superb three-bedroom detached house to the market. Offered to the marketing in excellent internal order and located in a sought after modern development, the property enjoys excellent proportions throughout. Accommodation includes a lounge and dining room, a generous kitchen, master bedroom with en-suite, two further double bedrooms, master bathroom and a WC. The house also benefits from front and rear gardens, driveway with space for two cars, detached garage, gas central heating, double glazing and the remainder of its original NHBC warranty.

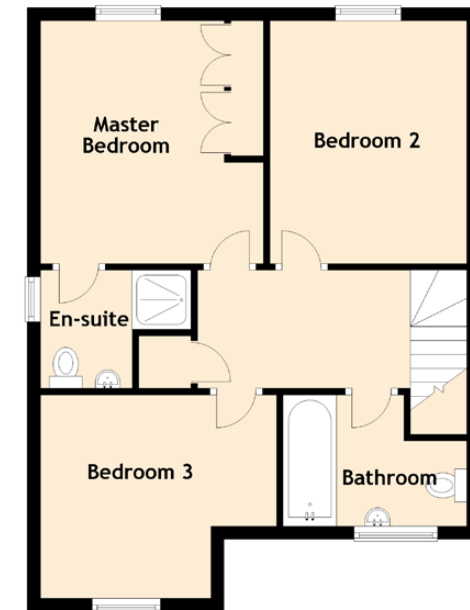
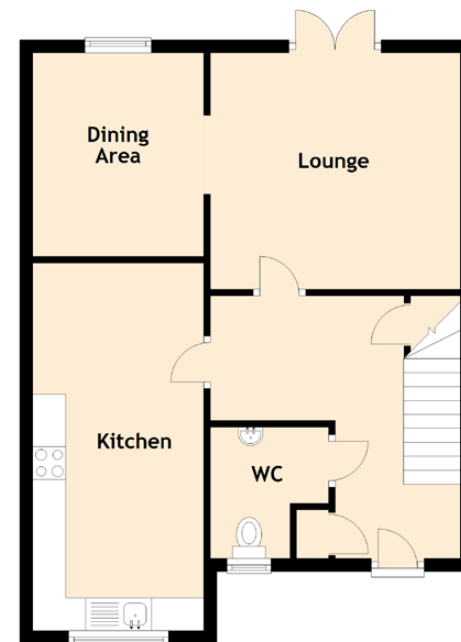
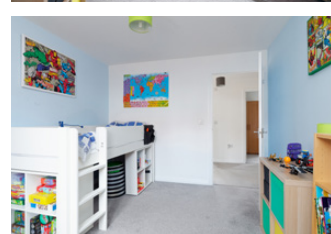
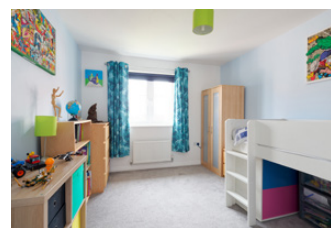
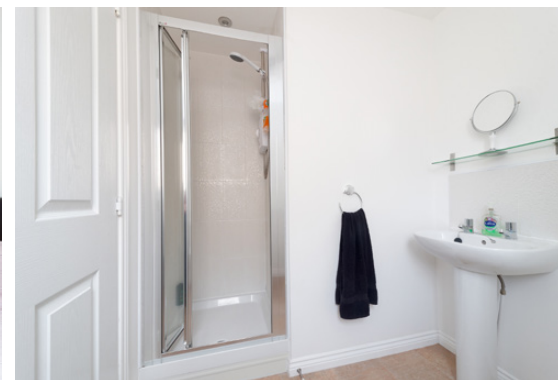
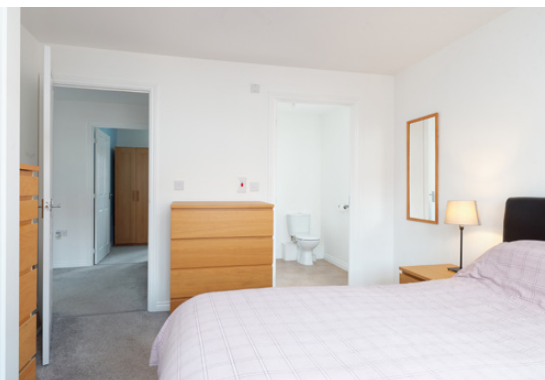
Upon entering the property, the wide entrance hallway is naturally bright and gives access immediate access to the WC and stairs to the first-floor landing. The hallway also gives access to a modern breakfasting kitchen which faces the front of the property. The kitchen enjoys a good range of base and wall mounted units that give excellent prep and storage space and appliances are integrated. The main entertaining space is the lounge and dining room which occupy to full width of the property and overlook the rear garden. The lounge boasts ample floor space for a large suite and accompanying furniture with French doors opening directly onto the garden. The dining room is separated from the lounge and archway and it can happily seat 6 people in comfort. There is a high-quality neutral finish throughout the ground floor.

Climbing the stairs, the wide landing enjoys its own natural light and gives access to the master bedroom, two further double bedrooms, the master bathroom and a large loft space for additional storage if needed. The rear-facing master bedroom is particularly generous and includes integrated wardrobes and plenty of floor space for additional free-standing furniture. The master bedroom further benefits from a contemporary en-suite shower room. The second and third bedrooms are also well-proportioned doubles. Internal accommodation completed by the master bathroom which is partially tiled and includes a three-piece white suite.

This is a quality property and viewing is highly recommended.



“... IN A SOUGHT AFTER MODERN DEVELOPMENT, THE PROPERTY ENJOYS EXCELLENT PROPORTIONS THROUGHOUT ...”

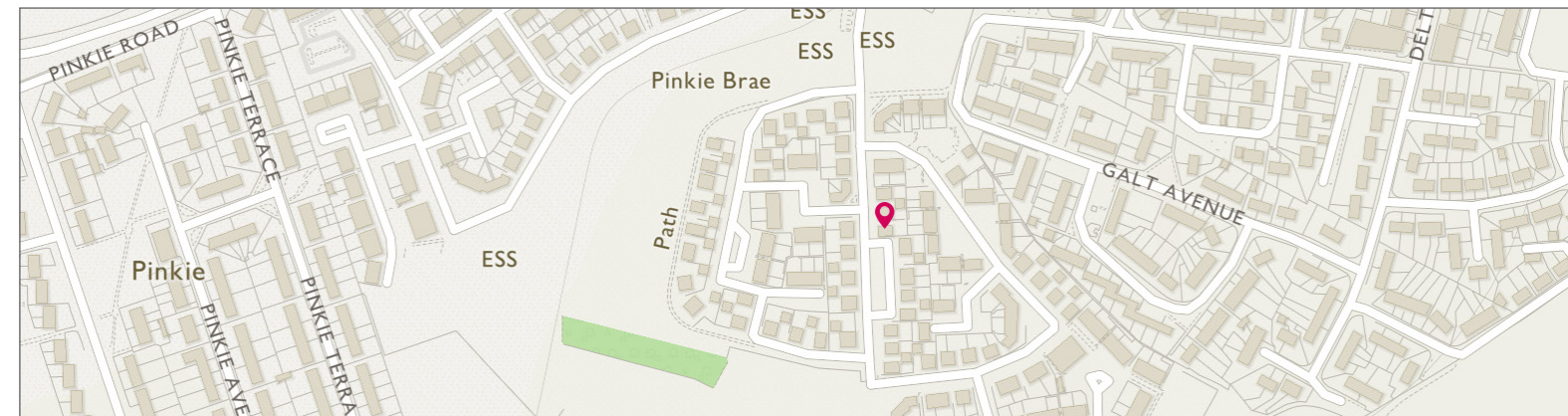


Approximate Dimensions  
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.60m (11'10")
Dining Area	3.10m (10'2") x 2.60m (8'6")
Kitchen	5.60m (18'4") x 2.60m (8'6")
WC	2.00m (6'7") x 1.70m (5'7")
Master Bedroom	3.60m (11'10") x 3.40m (11'2")
En-suite	2.30m (7'6") x 1.80m (5'11")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Bedroom 3	3.60m (11'10") x 2.95m (9'8")
Bathroom	2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 106m<sup>2</sup>

EPC Rating: C





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Text and description  
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Designer

