

2 Woodside Gardens Musselburgh, EH21 7EJ

OFFERS OVER £395,000



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- Rarely available 1950's detached bungalow
- Sittingroom, livingroom/bedroom 3
- Fitted kitchen
- Two double bedrooms
- Family bathroom
- Gas central heating and double glazing
- Enclosed front, side & rear gardens. Paved driveway
- EPC Band D, Council tax band E

Description

Rarely available 1950's detached bungalow offering spacious (85m sq) and flexible family accommodation which has been well maintained by the current owner. The property comprises an entrance vestibule, T-shaped hall with storage cupboard and glazed hatch to the generous attic space, front facing livingroom/bedroom with box bay window, rear facing sittingroom with French doors to the rear garden, side facing fitted kitchen with appliances, two generous double bedrooms, one with fitted wardrobes and finally, the side facing part tiled family bathroom with three piece white suite including an electric shower and screen over the bath.





Location

Woodside Gardens is a delightful hidden gem, it is a small cul de sac quietly positioned off Linkfield Road and Beulah in the popular East Lothian Town of Musselburgh. Pleasantly positioned close to Musselburgh's renowned Race Course. With the High Street just a short walk away, the property is conveniently placed for access to many day-to-day shopping requirements and the bustling Town Centre offers a wide selection of bars, cafes and restaurants. As mentioned Musselburgh boasts its Racecourse, a lovely Harbour and the Lagoons which are popular with bird watchers. For the fitness enthusiast excellent facilities are available within easy walking distance at The Quayside, and for those seeking a more leisurely fitness regime there are pleasant strolls available along the banks of the River Esk, the Promenade and around the Harbour. The nearby Fort Kinnaird Retail Park offers a range of many high-street named shops and stores and of course Edinburgh's City Centre is easily accessible by way of car, excellent bus services and Wallyford Train Station which also links with Glasgow and North Berwick. The A1 and City of Edinburgh By-Pass are also on hand providing easy access to the main Scottish motorway network system, providing an ideal base for the commuter. Educational facilities are well served including reputable private and state schools together with the nearby Queen Margaret University.

Gardens and parking

There are mature gated front and side gardens which has lawn, established borders with a variety of plants, shrubs and trees and a paved driveway with a wooden bike store. The larger rear garden also has lawn, established borders with mature plants, shrubs and trees, paved patio, pebbled seating area, wooden shed and greenhouse.

Extras

The sale price includes the fitted floor coverings, curtains, blinds, integrated gas hob and oven, fridge/freezer, automatic washing machine as well as the greenhouse and wooden shed.

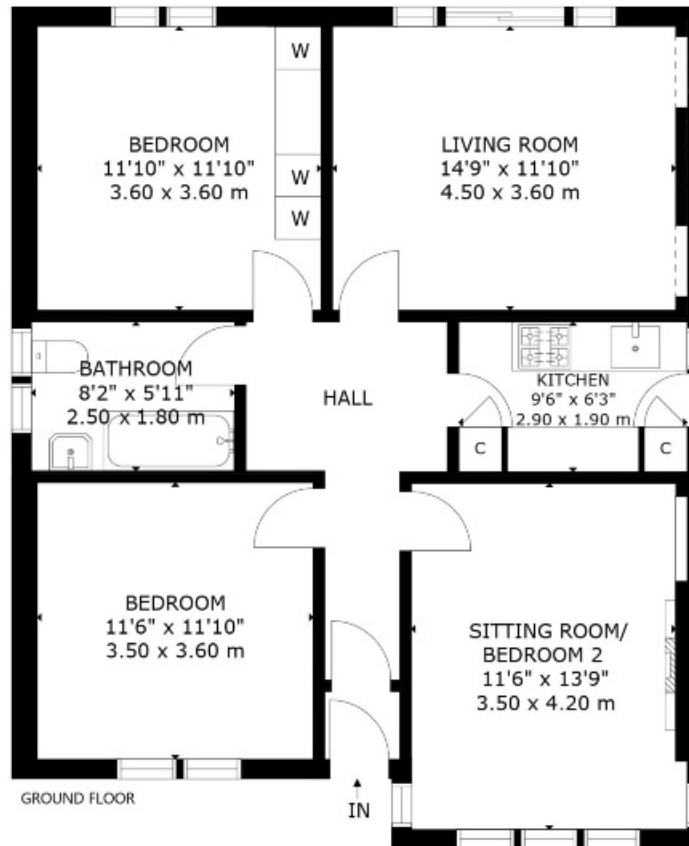
Home Report

The property has been valued at £400,000 and the Home Report is available from the ESPC web site.

Viewing

By appointment with the Agent 0131 665 3131.





2 WOODSIDE GARDENS, MUSSELBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 852 SQ FT / 79 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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