

# 27 Mucklets Avenue Musselburgh, EH21 6HT

OFFERS OVER £250,000



drummondmiller



- Semi detached chalet style villa
- Hall, front facing livingroom
- Modern fitted kitchen/diner
- Three double bedrooms
- Family bathroom, upstairs shower room
- Gas central heating and double glazing throughout
- Well maintained gardens to front, side and rear. Resident's free permit parking
- EPC Band D, Council tax band D

### Description

This is a well proportioned (89sq m) semi detached chalet style villa located within this popular residential development close to the railway station and QMU. The property is in excellent decorative order and benefits from gas central heating via a combi boiler and double glazing throughout. The generous accommodation comprises at ground floor level, a welcoming entrance hall with deep storage cupboard, spacious front facing livingroom with large picture window and gas fire with marble hearth, rear facing fitted kitchen/diner with door to the rear garden, a double bedroom with fitted wardrobes and a stylish, fully tiled bathroom with modern three piece suite including a shower attachment and screen over the bath. Upstairs there are two good sized double bedrooms, both with excellent storage and a fully tiled shower room with modern two piece white suite and a shower cabinet with electric shower.





### Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

### Gardens and parking

There is a generous front garden which is mainly laid to lawn with pebbled areas containing a variety of plants and shrubs. The larger enclosed rear garden has been paved and pebbled for ease of maintenance with a variety of shrubs and trees as well as a wooden summerhouse and shed. There is free resident's permit parking available to the front of the property.

### Extras

All the fitted floor coverings, blinds, electric cooker, fridge, freezer, wooden summerhouse and shed are to be included within the sale price.

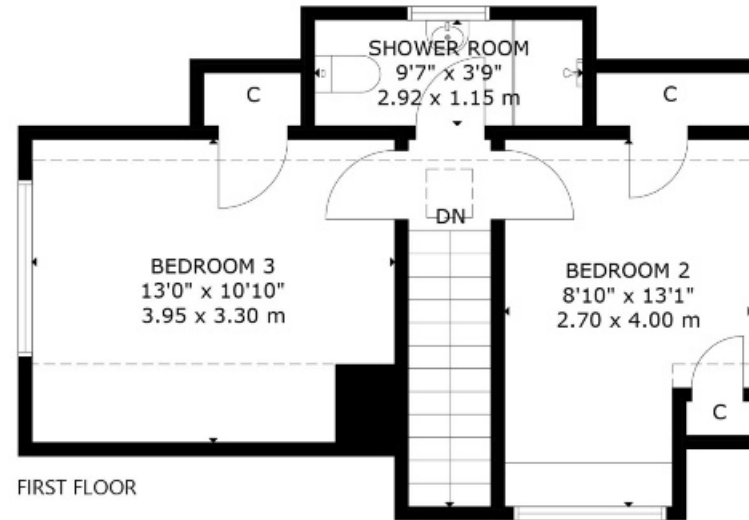
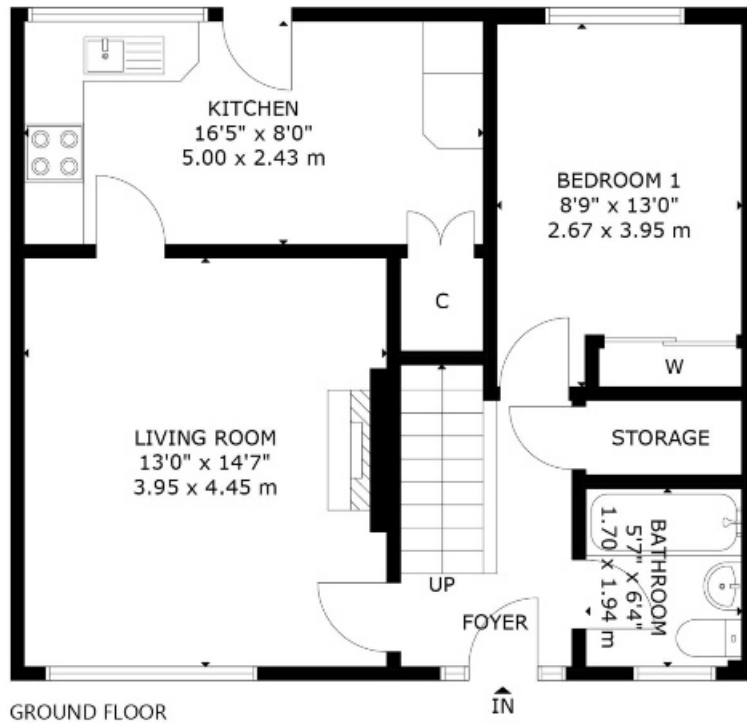
### Home Report

The property has been valued by a surveyor at £250,000 and the Home Report can be downloaded via the ESPC website.

### Viewing

By appointment telephone Agents on 0131 665 3131





27 MUCKLETS AVENUE MUSSELBURGH EH21 6HT  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 953 SQ FT / 89 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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