

25 Arrow Crescent Musselburgh, EH21 7EN

OFFERS OVER £315,000



drummondmiller



- Well proportioned, modern detached villa
- Entrance hall, Livingroom with French doors, diningroom
- Modern fitted kitchen/breakfastroom
- Three bedrooms, one en suite
- Modern family bathroom, downstairs WC
- Gas central heating, double glazing
- Gardens to front & rear. Single garage and driveway
- EPC Band C, Council tax band E

Description

This is a modern, well proportioned (105m sq) detached villa within this new build estate close to the town centre, A1 and Wallyford railway station. The property is in excellent decorative order and benefits from gas central heating and double glazing throughout. Accommodation comprises reception hall with storage, WC, rear facing livingroom with French doors to the garden and archway to the open plan diningroom, modern fitted kitchen/breakfastroom with appliances. Upstairs is the master bedroom with fitted wardrobes and a part tiled en suite shower room, two further double bedrooms and finally, a modern, part tiled family bathroom with three piece white suite including a shower attachment over the bath.





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, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and 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 within the town 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 well maintained, front garden which has been monoblocked for ease of maintenance, a large monobloc driveway to the side provides off street parking for a number of cars and leads to the semi detached, single garage with up and over front door, power and light. The larger, fully enclosed rear garden is gated and has a paved patio and path, lawn with central rotary dryer and tree.

Extras

All the fitted floor coverings, curtains, blinds, integrated gas hob, oven, fridge/freezer and dishwasher are included within the sale price.

Home Report

The property is valued at £320,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131



25 ARROW CRESCENT MUSSELBURGH EH21 7TY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,154 SQ FT / 107 SQ M
 GARAGE 187 SQ FT / 17 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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