



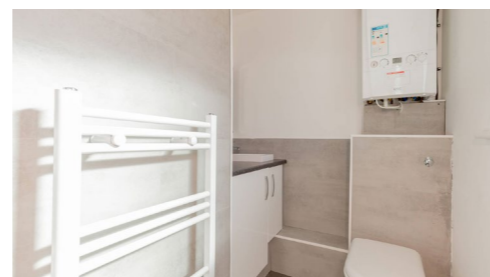
52 Arrow Crescent
Musselburgh, East Lothian, EH21 7EN

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- WC/utility room.
- Open plan living room/dining room/kitchen with appliances.
- French doors to enclosed garden at rear.
- Upper landing with access to attic storage space.
- Good size double bedroom with fitted bedroom furniture.
- Further bedroom.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Private gardens to front & rear.
- Driveway.
- Unrestricted on the street parking.
- NHBC guarantee.



GENERAL DESCRIPTION

A semi-detached villa situated in a modern development in the popular East Lothian coastal town of Musselburgh. The property is an ideal commuter base with its close proximity to the A1 and the Edinburgh City Bypass while Wallyford Train Station is only a short journey away. The property would be suitable for a first time buyer or young couple.

FACTORING NOTE

The communal areas within the development are maintained by Scottish Woodland at the approximate charge of £42 per quarter.

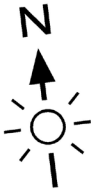
COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 1.5 MILES TO WALLYFORD TRAIN STATION.
AIRPORT: APPROXIMATELY 19.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 400 METRES.

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.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE, FREEZER WITHIN THE STORAGE CUPBOARD IN THE LIVING ROOM AND THE AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM.

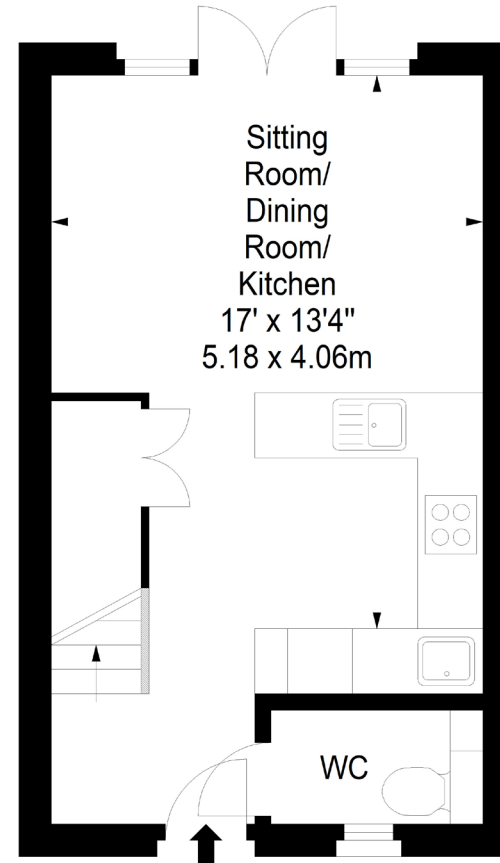
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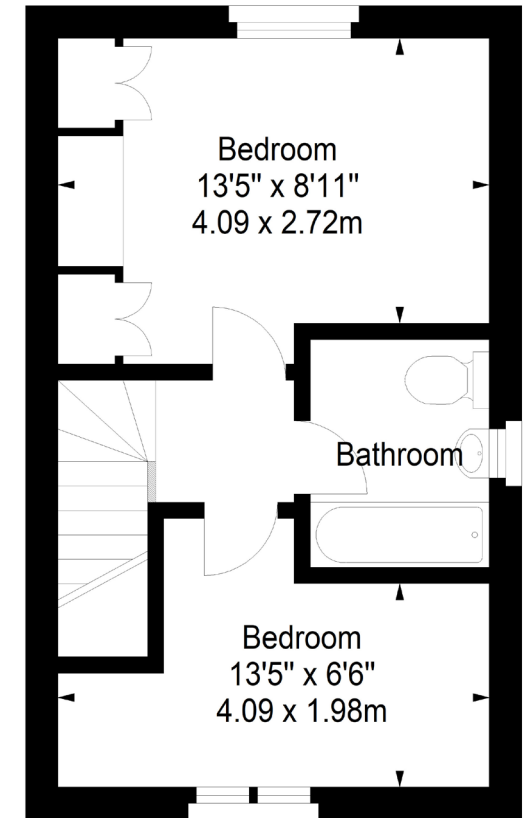
Approx. Gross Internal Area
610 Sq Ft - 56.67 Sq M
For identification only. Not to scale.
© SquareFoot 2024



ENERGY PERFORMANCE
CERTIFICATE RATING C



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.