



47 Denholm Avenue
Musselburgh, EH21 6TY

deans 
Solicitors & Estate Agents LLP

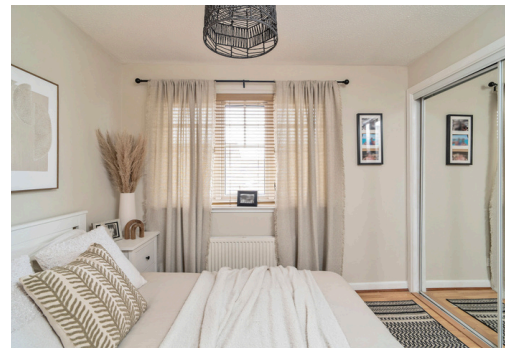


SEMI DETACHED VILLA

- Living Room
- Kitchen
- Conservatory
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Enclosed Rear Garden
- Driveway
- EPC Rating- D



Forming part of a highly desirable modern development, this stunning semi detached villa is located within the sought after coastal town of Musselburgh. The property is within easy reach of the High Street with a variety of shops, bars and restaurants along with various supermarkets within the town. Excellent transport links are available with Musselburgh Train Station a short walk away providing access to the North and South. The stylish accommodation which is in move-in condition would make an ideal purchase for the professional couple and early viewing is highly recommended. Entrance vestibule, beautifully presented living room with open plan staircase to upper level, well laid out modern kitchen, lovely conservatory with French doors to the rear garden, upstairs leads to two attractive double bedrooms both with built-in wardrobes and stylish shower room. There is a small private garden to the front with a large fully enclosed and well maintained rear garden. A driveway provides off-street parking for two cars. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine and fridge-freezer. All appliances are to be sold as seen with no warranty provided.





47 DENHOLM AVENUE, EH21 6TY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 807 SQ FT / 75 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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