





# DESCRIPTION

Welcome to Clark Avenue this 3 bedroom semi detached home ticks all the right boxes. The property offers stylish interiors and is in true move in condition. The modern kitchen is equipped with all integrated appliances, further to this the sunny rear garden is not overlooked and offers a private space.

The property comprises of:

- Entrance Hallway
- Modern fitted kitchen with integrated appliances
- Ground floor WC
- Lounge to rear with doors to garden
- Primary bedroom with fitted wardrobes
- Further two bedrooms
- Family bathroom with shower over bath
- Large private rear garden
- Driveway to front

Contact Gibson Estate Agents to arrange a viewing 0131 297 3177



# Location

Musselburgh offers a mix of local shops, restaurants, schooling and has a variety of sporting and leisure amenities including the Musselburgh golf and racecourses. There are regular train services from Musselburgh which take approximately 8 minutes to Edinburgh Waverly Station. The shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops, cinema complex and many restaurants to choose from. The proximity of the city bypass and the A1 provides fast and easy access to Edinburgh city centre, Edinburgh International Airport and all surrounding towns and villages.

