

62 Clark Avenue, Musselburgh, EH21 7FE



Description

A rare opportunity has arisen to acquire a fabulous four bed detached villa, of immense appeal, forming part of a sought-after development enjoying an extremely convenient location, close to an excellent range of amenities and super road links. This perfectly-proportioned home is a natural choice for a growing family, and offers generous and stylishly presented living space which comes with the added attraction of a sunny enclosed rear garden.

Features

- Beautifully presented four-bedroom detached home commanding an enviable setting in sought-after modern development
- Move-in ready with contemporary, high-quality finishes
- Spacious living room with sunny south-west facing aspect
- Sleek, modern kitchen/dining room with French doors to garden
- Four bedrooms, one with en-suite
- Stylish family bathroom with a shower-over-bath
- Ground-floor WC
- Gas central heating and double glazing
- Superb rear garden offering an ideal space for summer relaxation and entertaining
- Garage with two private parking bays to the rear

Factor

The development is factored by Scottish Woodlands for approx. £165.00 per annum. This includes maintenance of communal areas and any ad hoc repairs.

Extras

The fitted carpets, blinds, double oven, hob, cooker hood, dishwasher, washing machine, fridge/freezer and fitted alarm system with fob activation are included.



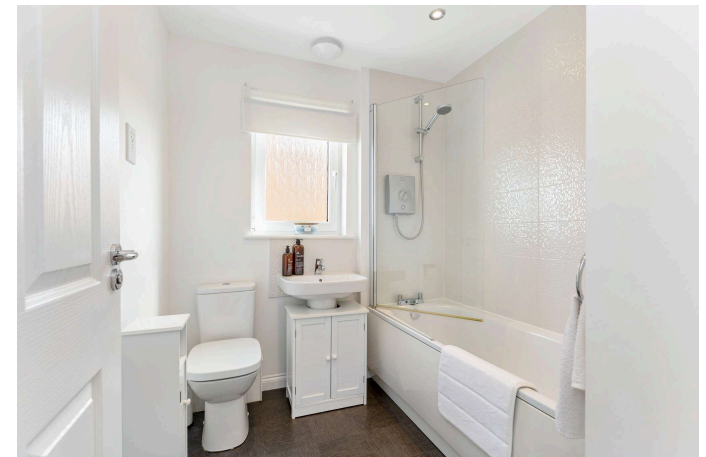
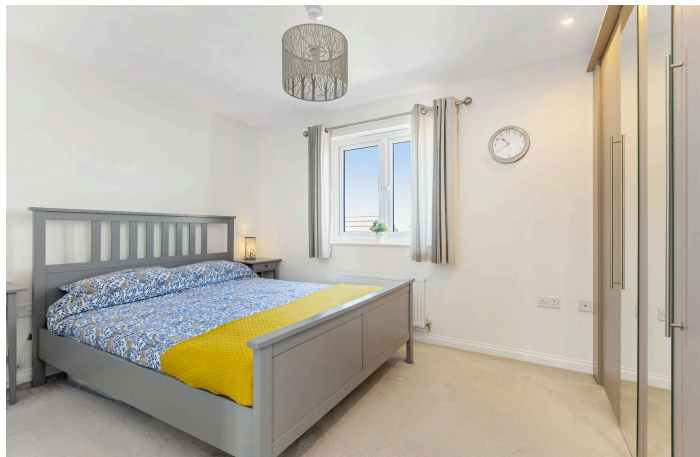
Location

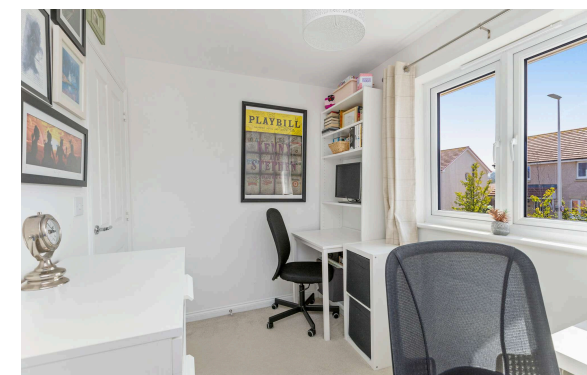
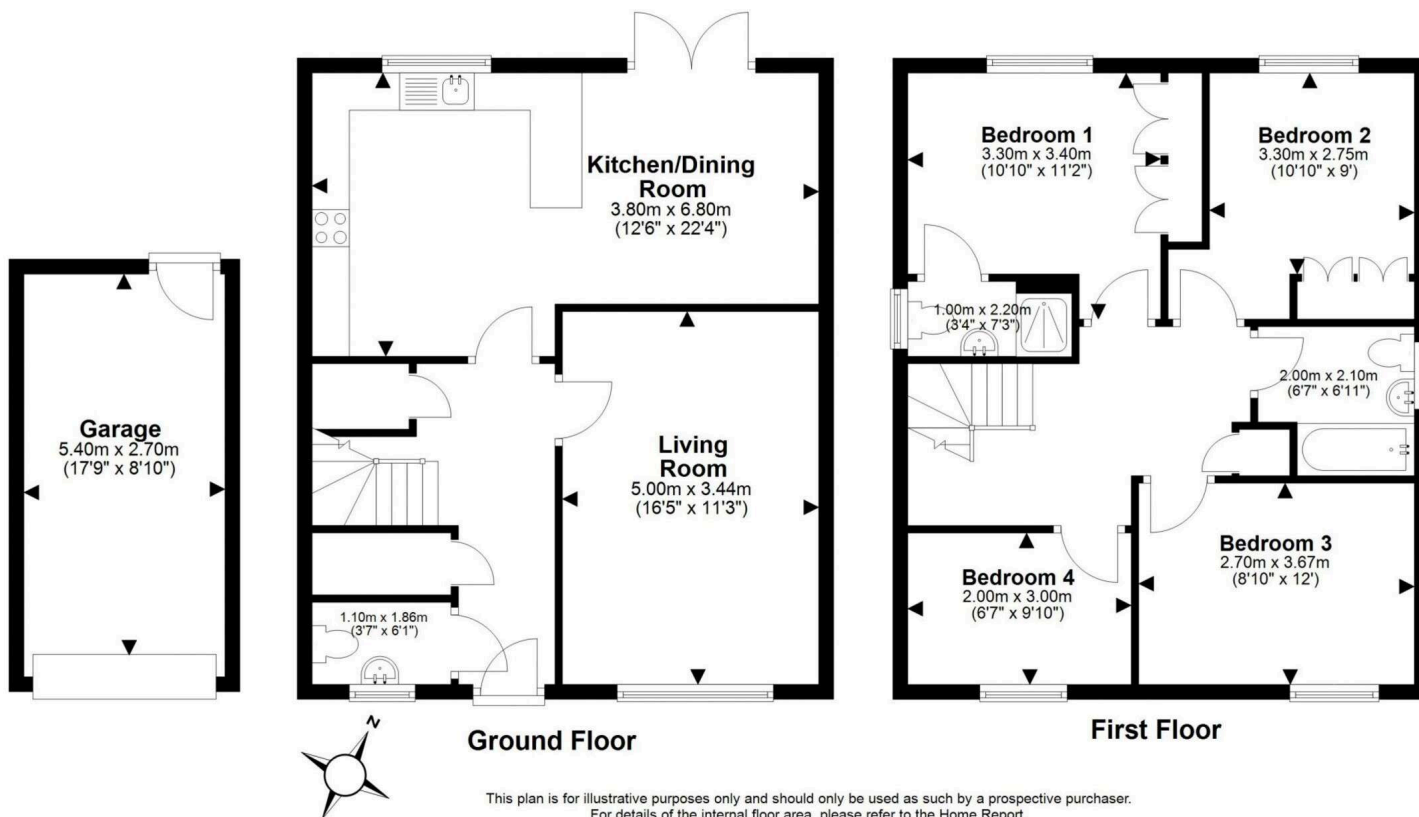
Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well. The property falls within the catchment area for good state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: B





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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