

16 Clark Avenue, Musselburgh, EH21 7BS



Description

Most impressive two bed terraced house commanding an enviable cul-de-sac setting within a sought-after development enjoying an extremely convenient location, close to an excellent range of amenities and super road links. This lovely home is presented in good decorative order and offers comfortable, and light filled living space with all modern comforts.

Features

- Particularly appealing terrace home commanding an enviable setting in sought-after modern development
- Ideal for an individual or professional couple
- French doors from living/dining room
- Sleek, modern kitchen
- Two spacious double bedrooms, one with fitted wardrobes
- Three piece bathroom with a shower-over-bath
- Ground-floor WC
- Gas central heating and double glazing
- Enclosed rear garden
- Allocated parking space

Extras

The fitted carpets, blinds, curtains, oven, hob, cooker hood, dishwasher, fridge/freezer, washing machine, shelving unit in the WC, garden shed, bed frame and chest of drawers in bedroom 1 are included.

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.

EPC Rating: C

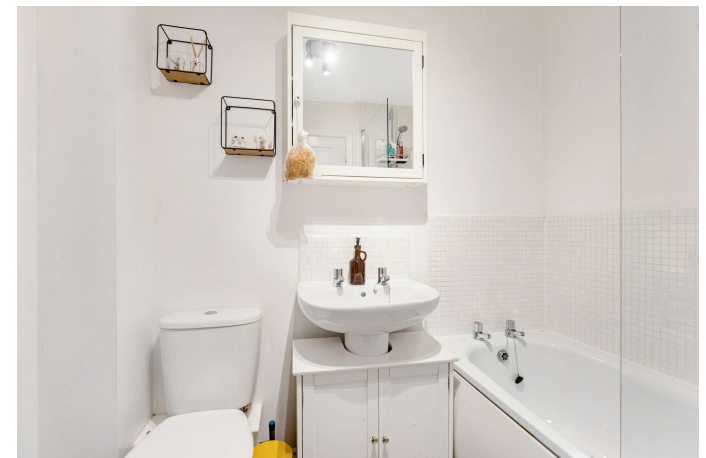
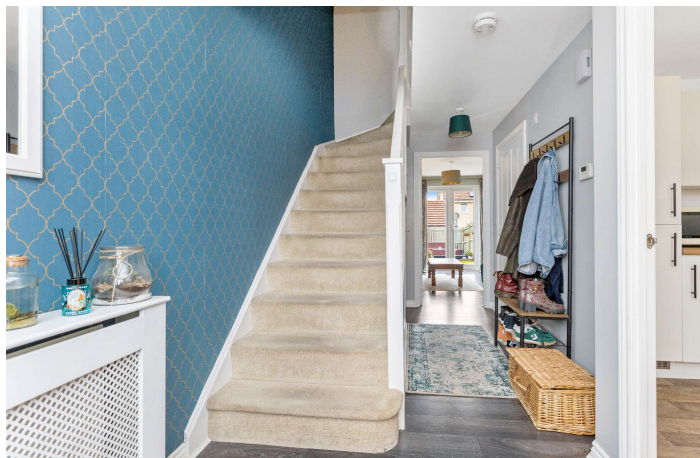


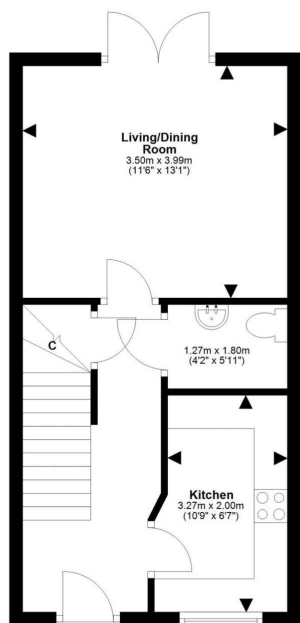
Location

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.

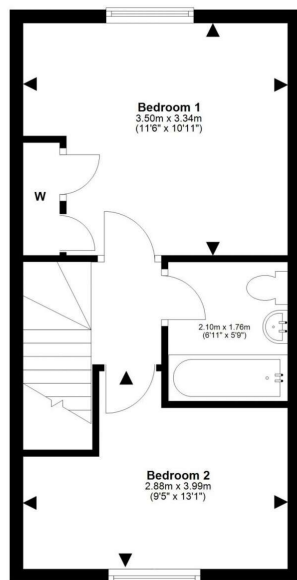
Price and Viewing

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



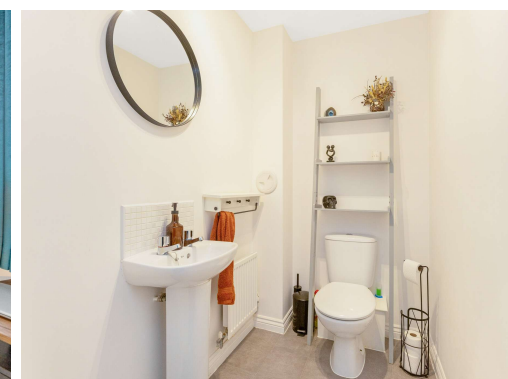


Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor areas, please refer to the Home Report.
Plan produced using PlanUp.



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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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