



26 Hercus Loan
Musselburgh, EH21 6AY

A

"Hercus Loan is a rarely available, detached bungalow in a highly desirable area"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM/BEDROOM
- SITTING/DINING ROOM
- KITCHEN
- UTILITY ROOM
- BEDROOM ONE (DOUBLE)
- EN-SUITE W.C
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ATTIC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE









LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. Historic Leith and Portobello are only a few miles away offering a further choice of specialist shops and services. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

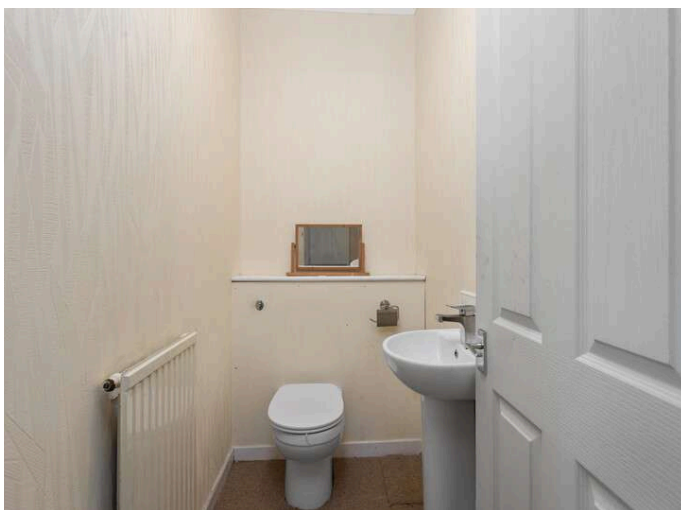
Hercus Loan is a rarely available, detached bungalow offering three bedrooms and two public rooms, located in a highly desirable and central Musselburgh locale. With incredible development potential, this property is just a short walk from the River Esk and the numerous amenities of the High Street, making early viewing highly recommended. While the home requires full modernisation, it offers spacious, well-proportioned rooms throughout, comprising: an entrance vestibule with original woodwork and stained glass windows; welcoming hallway; front-facing living room with bay window; versatile sitting/dining room with ample storage with deep cupboards off; contemporary kitchen features high-quality integrated appliances and direct access to the rear garden; utility room with access to the side of the property; rear-facing, double bedroom 1, complete with a feature fireplace and WC; front-facing double bedroom 2 with another feature fireplace; bedroom 3 and a main family bathroom which completes the accommodation on offer. A large attic space presents significant potential for expansion, subject to building consent. Externally, there is a single driveway and an enclosed, walled front garden with gated side access to the rear. To the rear, there is a southwest-facing, spacious garden, which is laid to lawn. Further benefits include gas central heating, double glazing and separate garage.

The energy efficiency rating for this property is band E

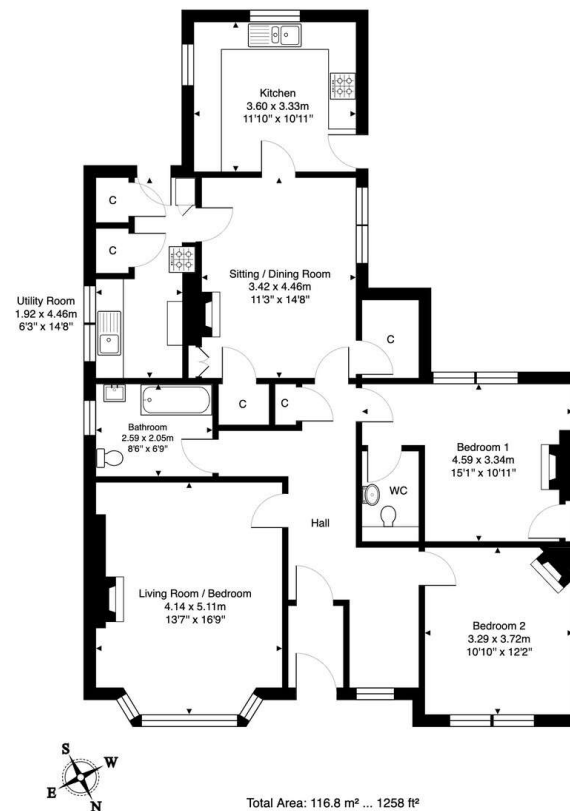




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