



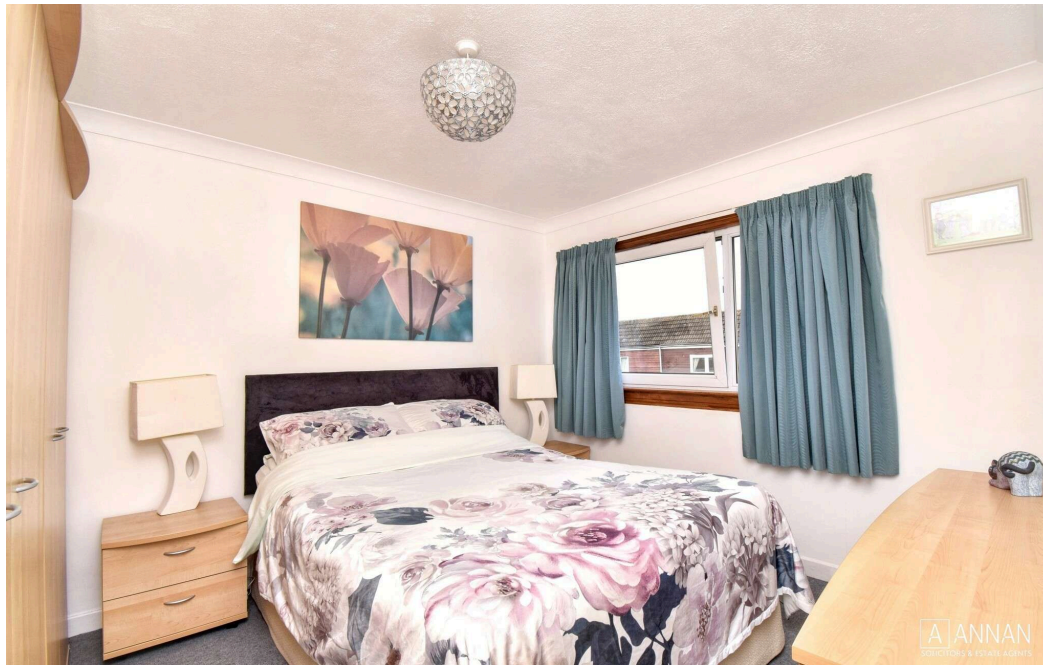
50 Whitehill Gardens
Musselburgh, EH21 6PQ



"50 Whitehill Gardens is a charming three bedroom end terraced house, situated in a quiet and popular residential area"

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- BATHROOM
- ELECTRIC HEATING
- FRONT & REAR GARDENS
- ON STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





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. 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 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 Wallyford 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 D, however, please check with the local authority.

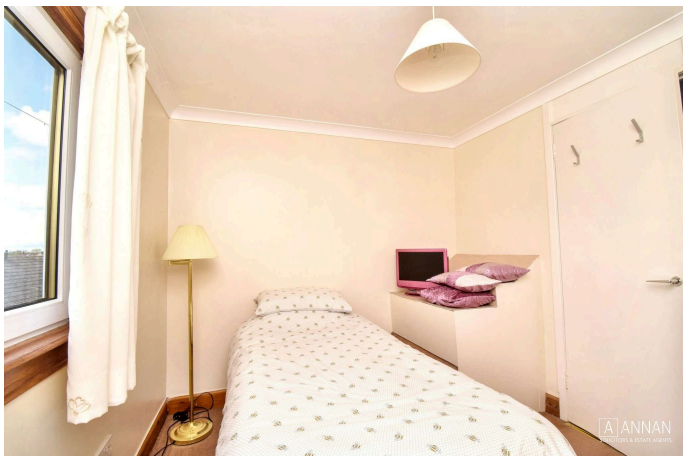
DESCRIPTION

50 Whitehill Gardens is a charming, three bedroom end terraced family home with beautifully manicured private front and rear gardens, situated in the popular Musselburgh district. The well presented accommodation comprises: welcoming entrance hallway with two cupboards off; bright and spacious living room with virtually floor to ceiling wide window; modern fitted dining kitchen with integrated appliances, walk-in pantry cupboard and French doors leading to enclosed rear garden; WC off hall with window; carpeted stair to upper landing with attic hatch access; double bedroom 1; rear facing double bedroom 2 with built-in wardrobe; single bedroom 3 which could be utilised as a home office and contemporary bathroom with shower over bath and window. Further benefits include: well maintained front garden laid to lawn with mature shrubs and side access to enclosed private rear garden, which is laid to lawn with patio area and gate leading to rear pathway, external cupboard, on street parking; Musselburgh Train Station is a short walk away, great local nurseries, primary and secondary schools, excellent local amenities, easily accessed transport links including onto the A1 and beyond.

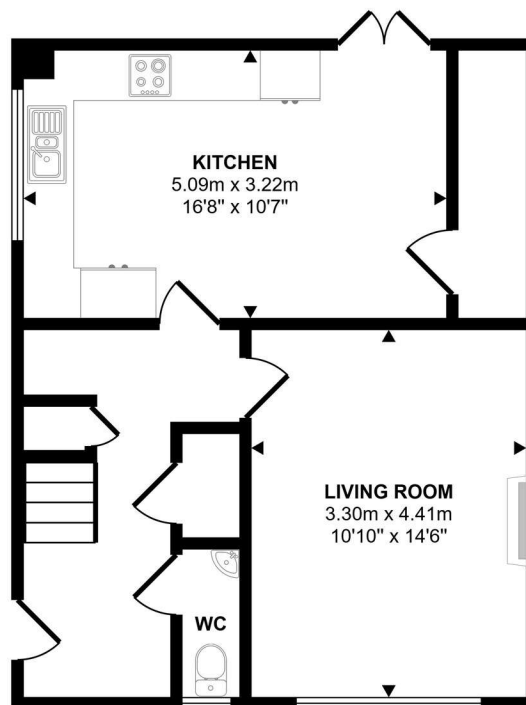
EPC RATING

The energy efficiency rating for this property is band F

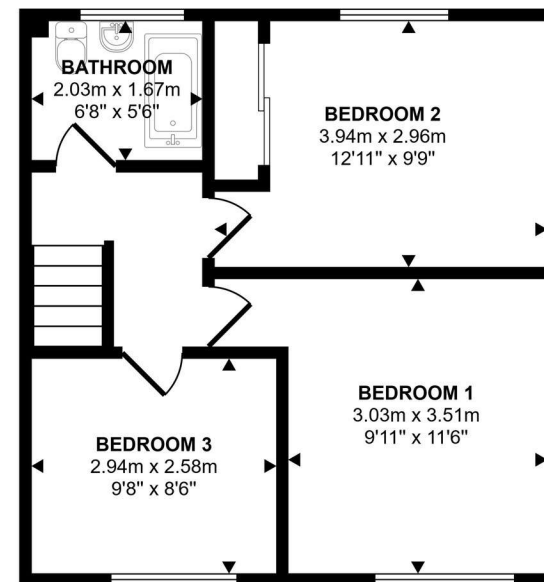
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Approx Gross Internal Area
88 sq m / 945 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft



First Floor
Approx 41 sq m / 437 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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