A photograph of a white, single-story house with a grey tiled roof and a satellite dish. The house is partially obscured by a semi-transparent white text box. In the foreground, there is a low stone wall made of irregular grey and brown stones. To the left, a wooden fence and another house are visible. The sky is blue with light clouds.

THE SCHOOLHOUSE
CAMPIE ROAD
MUSSELBURGH
EH21 6QS



School
Safety
Zone
TAKE
CARE



Spacious detached bungalow providing flexible family accommodation and set in the popular coastal town of Musselburgh, situated on the southern shore of the Firth of Forth at the mouth of the River Esk. The local area offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco.

There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a choice of railway stations and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Internally the property is in fair decorative order throughout and benefits from gas central heating and double glazing. The integrated kitchen appliances are included in the sale together with all fitted carpets and blinds.

The property is set in good sized grounds with a driveway providing off street parking. Private gardens to front, side and rear.



PROPERTY DETAILS

- Entrance Vestibule with tiled floor.
- Welcoming entrance Hall providing access to all rooms.
- Bright and spacious Lounge with twin windows to front and portal window to side with cupboards below. Feature fireplace.
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and grill. Integrated dishwasher and fridge. Ample work surfaces with integrated sink with drainer and tiled splashback. Windows to side and rear overlooking garden. Door to garden.
- Large Double Bedroom with twin windows to front. Built in cupboard housing boiler.
- Second Double Bedroom with window to rear overlooking garden. Built in cupboard.
- Third Double Bedroom with window to rear.
- Fully tiled family Shower Room with white three-piece suite comprising wash hand basin with vanity unit below, WC and bidet. Shower compartment with mixer shower. Frosted window to rear.



Viewing by appointment on 0131 524 3800









EXTERNAL

A monobloc driveway provides off street parking for several cars and leads to a large car port.

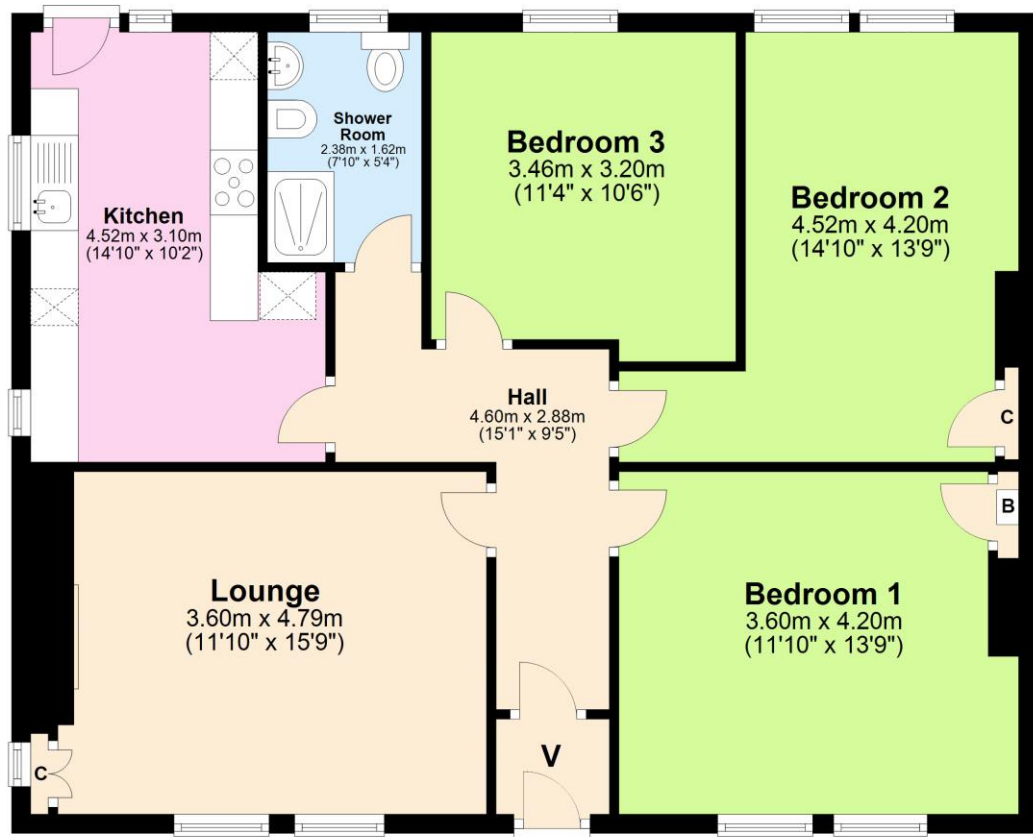
The front garden has been laid with decorative stones for ease of maintenance and features some established shrubs.

The rear garden is fully enclosed and features a patio with space for garden furniture and a good sized lawn bordered by a lovely array of established plants and shrubs.

- Energy Efficiency Rating - D
- Council Tax Band - E

Ground Floor

Approx. 85.6 sq. metres (921.1 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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