



Solicitors & Estate Agents










Offers Over
£130,000

23 Mucklets Crescent

Musselburgh | East Lothian | EH21 6SS

This attractive end-terraced quarter villa with private garden and allocated parking space forms part of an established residential district of Musselburgh, enjoying a quiet cul-de-sac setting, within close proximity to great transport links and amenities.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Allocated Parking Space
-  EPC Rating – E
-  Council Tax Band - B



Description

The property shall undoubtedly appeal to the first time buyer/couple or those looking to downsize or, given the close proximity to Queens Margaret University, may also suit that of the rental investor. The light and airy accommodation comprises entrance into the open plan lounge/kitchen with staircase leading to the upper landing. The modern kitchen is fitted with a range of wall and base units with built-in gas hob, electric oven and hood with additional appliances included. From the lounge, is a glazed door leading to the sizeable conservatory/diningroom with direct access to the rear garden. Upstairs leads to the double bedroom with built-in wardrobes and the bathroom with three piece suite with electric shower over bath. Further benefits include electric heating.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, washing machine and dishwasher.

Gardens and parking

There is a private garden located to the rear of the property and for the car owner, an allocated parking space is located to the side.

Viewing

By appointment with Neilsons on 0131 625 2222.





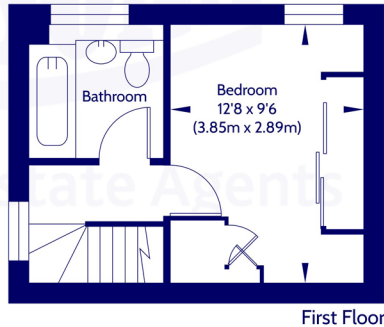
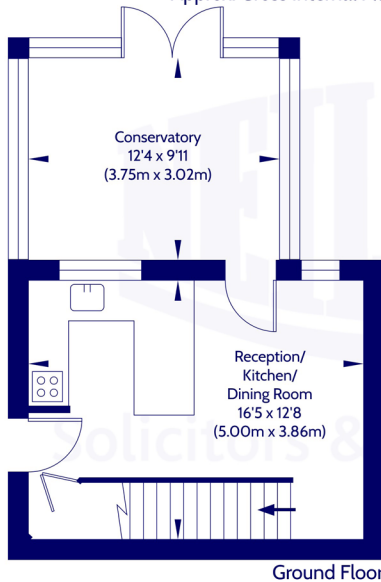
Location

Musselburgh is an historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants all within moments' walk of this property. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. There is a frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.





Approx. Gross Internal Floor Area 50.98 Sq M / 549 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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