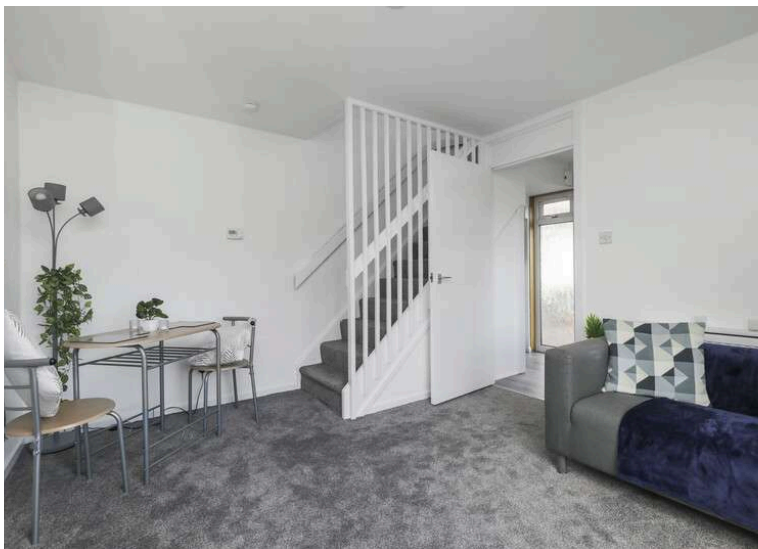
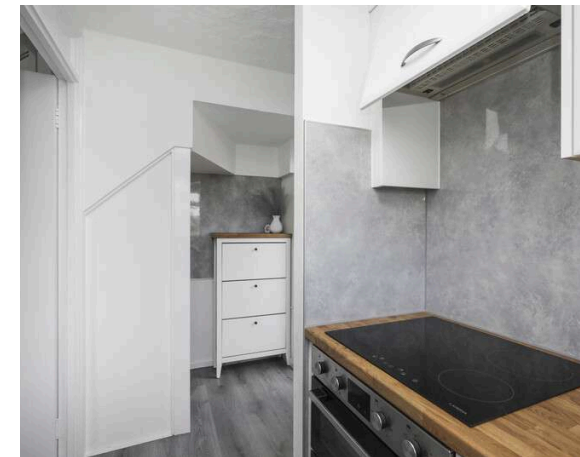




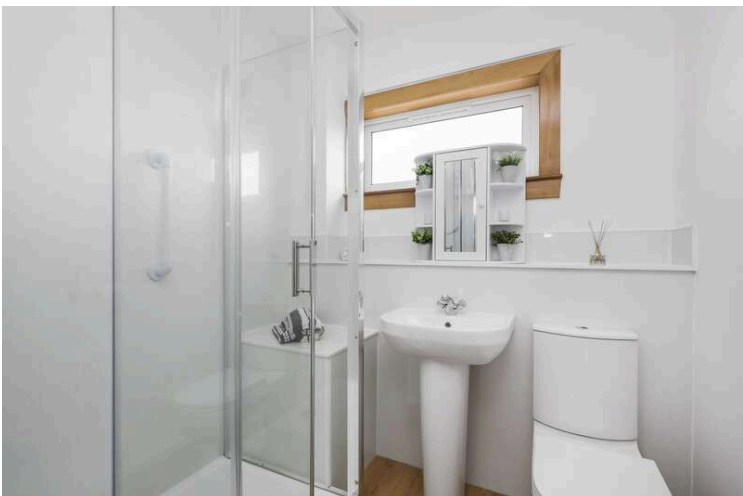
14 Mucklets Crescent, Musselburgh, East Lothian, EH21 6SS

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen are delighted to present 14 Mucklets Crescent to the market. A rarely available, modern one-bedroom end terraced house, enviably situated in a quiet cul de sac in a much sought-after development in Musselburgh, East Lothian. The property has been completely renovated to provide modern living and would suit professional couples, first time buyers, and single people. It enjoys an extremely convenient location, close to a good range of amenities and superb transport links. This lovely home is presented to the market in excellent order throughout, providing comfortable and light filled living space, offering all modern comforts throughout.

- Much sought after modern residential location
- Lovely, spacious, light filled accommodation
- Side door entrance
- Newly fitted kitchen with a range of units, worktops, splashbacks, composite sink, induction hob, extractor, double oven, and fridge freezer (all new appliances)
- Living room with window to the front, electric fire, and fire surround
- Upper hallway with loft access
- Double bedroom with front facing window and built-in wardrobes
- Newly fitted shower room with large double shower, with electric shower, wc, and sink
- Double glazing and gas central heating
- Driveway providing off street parking
- Gardens to the front and rear



## Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and 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 a 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 including the Queen Margaret University. Musselburgh has excellent road, public transport and rail links the city and is ideal for the daily commuter.

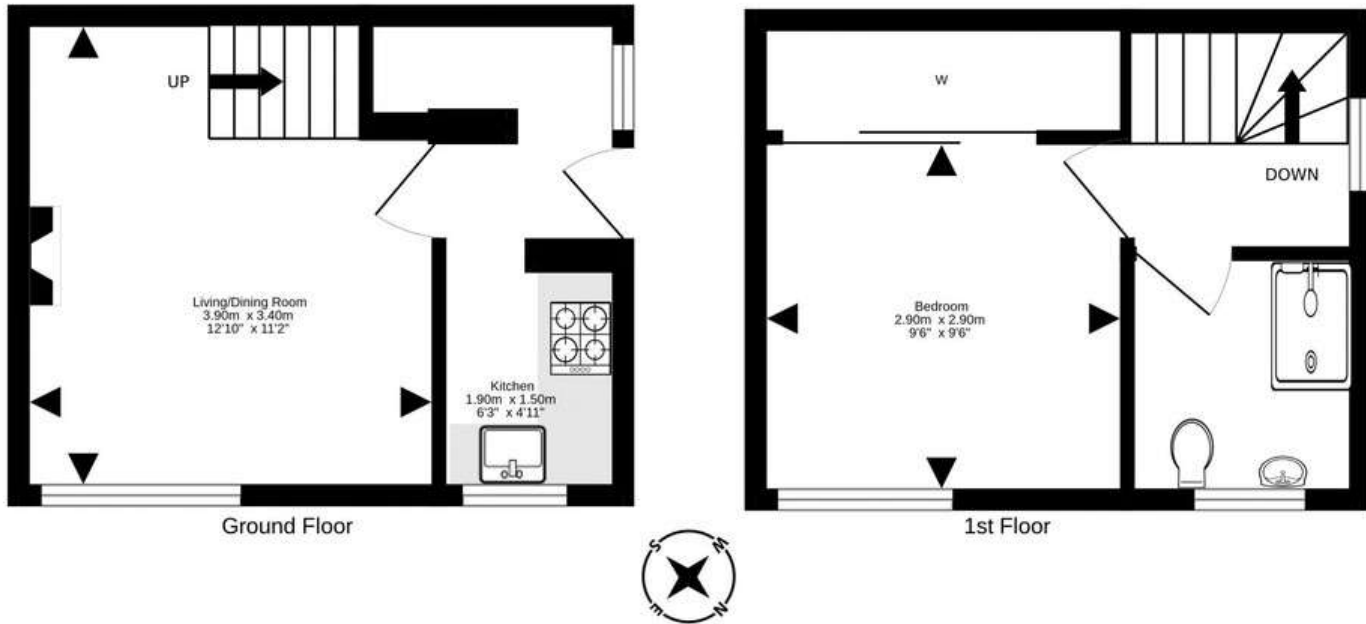
## Extras

Included in the sale are: Floor coverings, light fittings, all integrated appliances, white goods, sofa, tv unit, dining table & chairs, curtains & poles, fixed wall mirror in living room/ bedroom, bed, bed side units, bed drawer unit, shelves and bathroom unit. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

