





Welcome

Welcome to 10 Somerset Fields Musselburgh - a stylish three-bedroom semi-detached home is set within a sought-after development in Musselburgh, East Lothian. Designed for modern living, it features a welcoming entrance hall with WC, a bright open plan living and dining area with French doors leading to the rear garden, and a contemporary fitted kitchen with quality appliances. Upstairs, there are three generous bedrooms-the main with built-in storage and en-suite shower-plus a family bathroom. The property benefits from double glazing, gas central heating, private front and rear gardens, attic storage, and allocated parking. Early viewing is highly recommended.

- Entrance hallway
- Ground floor WC
- Open plan living and dining room with storage and French doors leading to the rear garden
- Lovely well-appointed modern fitted kitchen with a range wall and base units, gas hob, oven, and integrated appliances including a washing machine, dishwasher, and fridge freezer
- Upper hallway with loft ladder access
- Main bedroom, front facing with built-in wardrobes
- En-suite shower room
- Two further bedrooms
- Modern family bathroom with three-piece white suite, comprising bath with raindrop shower and attachment over, shower screen, wc, and sink
- Double glazing and gas central heating
- Private garden grounds making the ideal entertaining space
- Allocated parking





Musselburgh

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 to the city and is ideal for the daily commuter.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.





Get in touch

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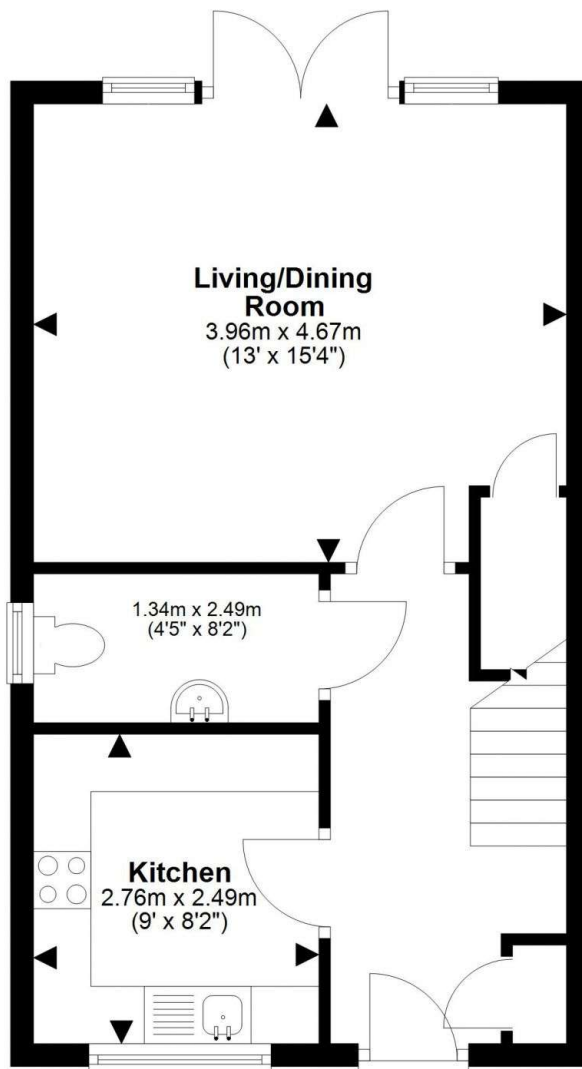
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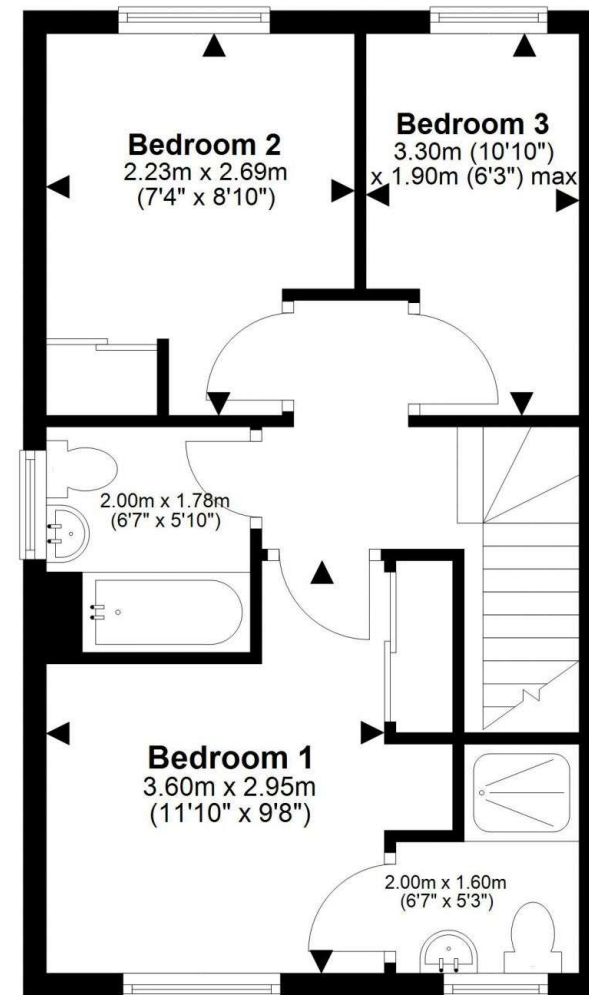


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.