



Offers over £282,000

28 Riverside Gardens, Musselburgh, EH21 6NW





Bright and Spacious Two Bedroom Semi-Detached Bungalow

CLOSING DATE, TUESDAY, 10TH JUNE at 12 NOON

A bright and spacious, semi-detached bungalow, with two double bedrooms, handy loft room and ample storage cellar. The property further benefits from a sunny conservatory overlooking a mature garden, all set on a peaceful street.

Accommodation comprises:: Vestibule, Entrance Hall, Sitting Room with Bay Window, Dining Room, Modern Fitted Kitchen with Breakfast Bar, South-West Facing Conservatory, Two Double Bedrooms with Integrated Wardrobes, Shower Room, Loft Room with Access via Ramsay Ladder, Cellar Spanning Entire Ground Floor with Storeroom, Private Front and Rear Gardens, Double Glazing throughout, Gas Central Heating

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Living Room	13'10" x 13'1" (4.24 x 4.01)
Dining Room	12'9" x 11'1" (3.91 x 3.38)
Kitchen	42'7" x 23'3" (13 x 7.11)
Bedroom 1	12'2" x 10'11" (3.71 x 3.35)
Bedroom 2	11'10" x 11'1" (3.63 x 3.38)
Loft Room	14'7" x 10'11" (4.45 x 3.35)



LOCATION

Riverside Gardens is a quiet, residential street, a short walk from Musselburgh Town Centre and the beautiful banks of the River Esk. The property is tucked away in the south-west of the town, close to Haugh Park and the beautiful open parklands of the Newhailes Estate. Only a few streets away is Campie Primary School and the property is also within catchment of Musselburgh Grammar Secondary School. Nearby Musselburgh High Street offers an array of local shops, cafes and amenities. The property is conveniently located for access to Queen Margaret University Campus and Musselburgh Train Station. For the motorist, quick routes to the east on the A1 and around Edinburgh on the City Bypass can be found nearby and several bus routes lead directly into Edinburgh City Centre.

EXTRAS

Included in the sale: Integrated appliances and tumble drier

EPC RATING

D

VIEWING

By appointment, please telephone 0131 253 2986



