



Beautifully presented one bedroom, end -terraced bungalow



This beautifully presented one-bedroom end-terraced bungalow, dating from 1922, enjoys an enviable position with open views across the tree-lined banks of the River Esk. The unique property has well stocked, easily maintained, private gardens to the front, side and rear together with a drive-in which has double gates to the front. Access from the side door of the property opens into a light filled, spacious hallway which has light oak flooring extending to the sitting / dining room giving a feeling of flow throughout. The large sitting room has been decorated tastefully with colours reflecting the light and complementing the flooring. It has twin windows overlooking the River Esk, a great place to position a table. In addition, there are period features, two display/storage cupboards and a feature fire surround. The newly fitted kitchen accessed from the hall has a window to the side and is fitted with a generous range of base and wall units, quartz work surfaces and tiled splashbacks. The airy double bedroom has useful fitted bedroom furniture providing hanging and shelving provision and there is a glazed door leading to the enclosed rear courtyard garden. To complete the accommodation is a stylish modern wet room comprising a walk-in shower, extensive wall tiling and lots of storage and heated mirror. 2 New Street must be seen to appreciate its elegance, presentation and position within this attractive East Lothian town.

Key Features

- Entrance hall
- Sitting/dining room
- Kitchen
- Double bedroom, with fitted furniture
- Wet room
- Gas central heating
- Private gardens
- Driveway



Musselburgh

Musselburgh lies on the southern shore of the Firth of Forth, approximately seven miles east of Edinburgh, and is a popular East Lothian town set amid pleasant open countryside. It offers delightful walks along the river, promenade, and links, with easy access to the John Muir Way and local cycle routes. There is excellent local shopping for everyday requirements, including Tesco and Lidl within walking distance. An Aldi store is also nearby, with Fort Kinnaird just a short drive away, offering a wide range of high street shops including M&S, plus restaurants, a fitness centre, and a cinema. The neighbouring seaside town of Portobello, with its popular beach and independent cafés, is also close at hand. Musselburgh benefits from a frequent rail link to Edinburgh, along with regular bus services to the city and surrounding areas. The A1, leading to all of Scotland's arterial routes, is nearby, making it an ideal location for commuters. Full educational facilities are available from nursery to secondary level, in both the public and private sectors, and Queen Margaret University is close by. The town also enjoys easy access to East Lothian's sandy beaches and golf courses, several of which are located in Musselburgh itself.



Extras

All fitted floor coverings, blinds, curtains and light fittings, induction hob, oven, microwave, fridge freezer, dishwasher, automatic washing/dryer machine (No warranties given) Some furniture to be negotiated if desired.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£290,000

EPC Rating

E

Tenure

Freehold

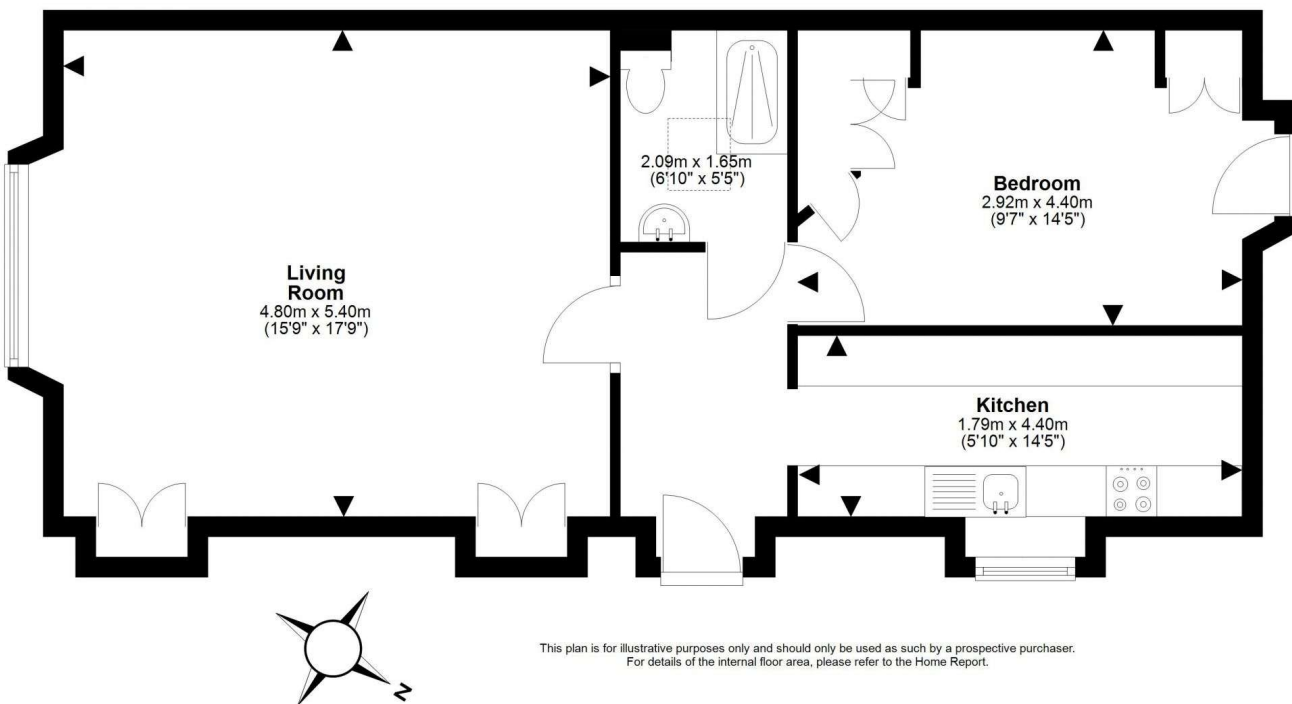












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