



Desirable

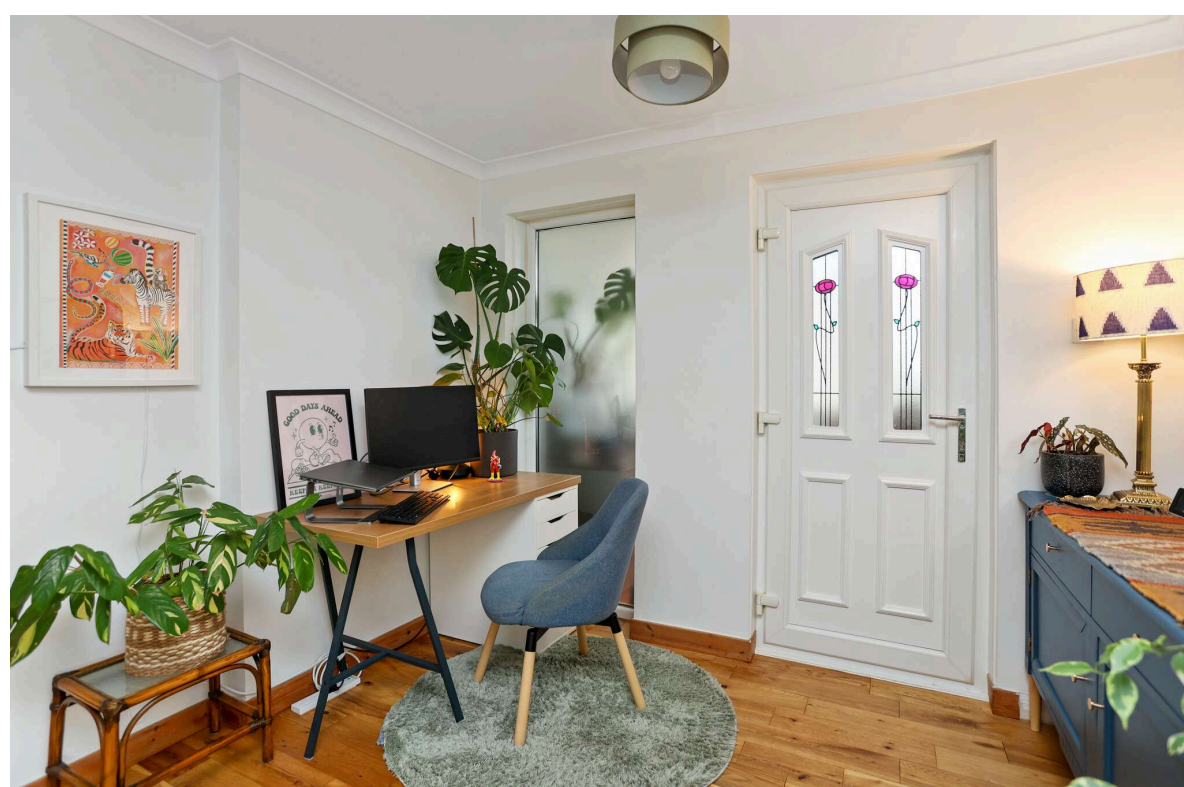
Beautifully presented, end terraced bungalow



A most desirable, beautifully presented, end terraced bungalow which has easily maintained landscaped gardens to front and rear. It forms part of an established development enjoying a quiet and pleasant setting which is close to the railway station, Queen Margaret University and the town centre. The property will suit many types of purchasers, from down sizers wishing for accommodation on one level to buyers beginning their property journey seeking a stylish home. It has been tastefully decorated with flair, comprising an entrance porch with tiled floor, spacious sitting room with solid wood flooring, Inner hall with two storage cupboards, modern fitted kitchen with ample modern units at wall and floor level, door and window to rear, pretty double bedroom with French doors to the garden and finally an internal, large part tiled bathroom with modern three piece white suite including a Jacuzzi bath and a separate shower cabinet. In addition to the accommodation is a useful part floored attic providing good storage. To the front is an open-plan garden which is has been pebbled for ease of maintenance. A gate leads to the large, fully enclosed rear garden which has paved patio, lawn, wooden decking, pebbled area and a wooden shed with power. There is one private parking space directly to the front of the property.

Key Features

- Porch
- Inner Hall
- Sitting Room
- Double bedroom with French doors
- Bathroom
- Attic storage
- Gas central heating
- Double glazing
- Private gardens to front and rear
- One parking space.



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, offering delightful walks along the river, promenade and links. There is excellent local shopping, for every day requirements, a large Tesco extra, Aldi, Lidl and a Home bargain's are close at hand. There is an Asda superstore and Fort Kinnaird just a short drive away, offering a more extensive range of shops, with all the High Street names including many restaurants, fitness centre and cinema. Musselburgh is a great location for commuters. There is a frequent rail link connecting to Edinburgh and you can be in the city within 6-8min, as well as regular bus services into the city and surrounding areas. The A1, leading to all of Scotland's arterial routes is close by. Full educational facilities are available catering for children from nursery age through to secondary school, in the public and private sector, and for higher education, Queen Margaret University is nearby. Musselburgh is set in the picturesque County of East Lothian, famous for its sandy beaches, with Longniddry, Gullane, Aberlady and North Berwick within easy reach. For the golf enthusiast there are fantastic golf courses on hand in the town.



Extras

All fitted floor coverings, curtains, blinds, light fittings, Automatic washing machine fridge freezer, electric oven, gas hob are included in the sale together with garden shed. (no warranties given).

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

£185,000

EPC Rating

C

Tenure

Free hold

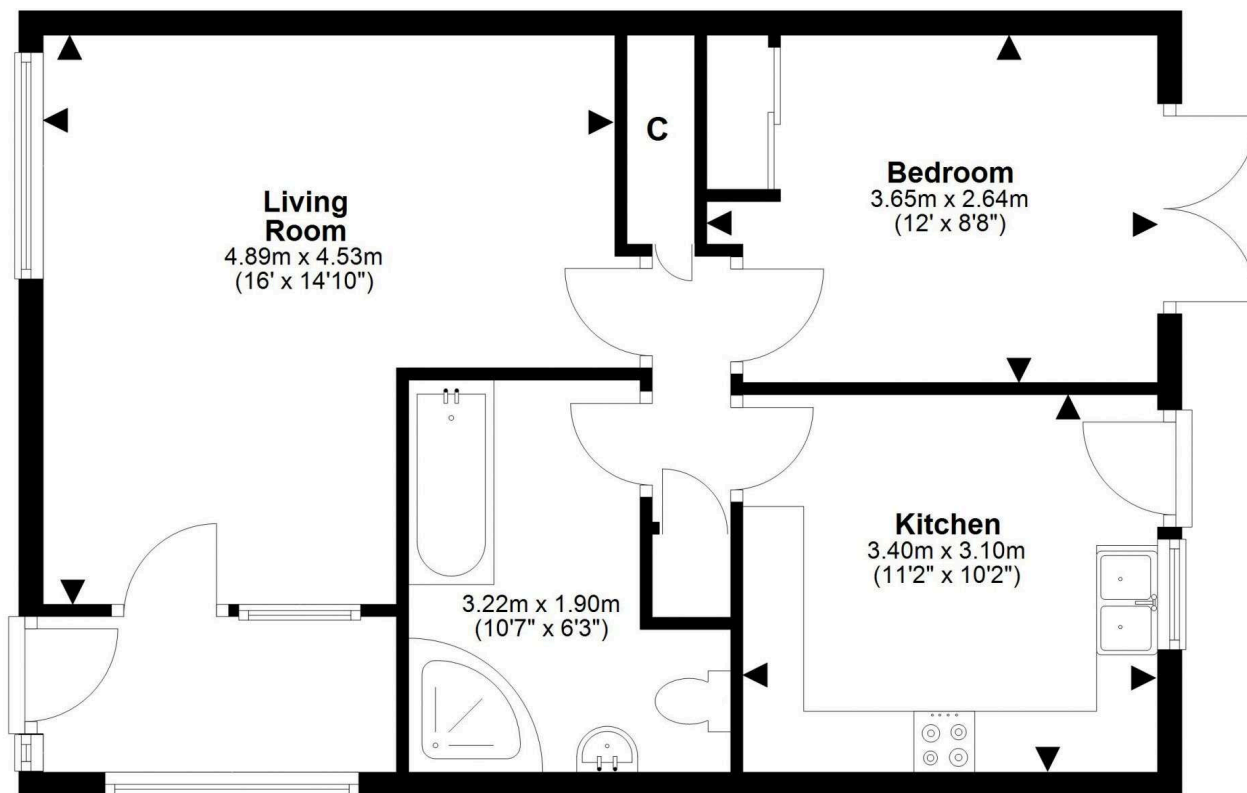




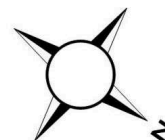








This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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