



25 Clayknowes Way, Musselburgh

Offers Over £275,000





# 25 Clayknowes Way

Musselburgh, Musselburgh

Beautiful 3 bed semi-detached home is in a peaceful residential cul-de-sac, in sought after Musselburgh. Excellent local amenities, schools and transportation links.

Council Tax band: E

Tenure: Freehold

- • Delightful semi-detached 3 bed villa, in residential cul-de-sac in sought after Musselburgh
- • Conveniently placed for local amenities with excellent transportation links
- • Bright, spacious living room with neutral décor
- • Superb, modern fitted kitchen/dining area with built-in appliances and French doors to private rear garden
- • Two double bedrooms with built-in wardrobes
- • Single-sized, third bedroom
- • Family bathroom with modern three-piece suite, including electric shower over the bath
- • Front and rear gardens
- • Single private driveway









**Spacious Living Room**

15' 0" x 14' 0" (4.57m x 4.27m)

Bright, spacious living room with neutral decor. Beautiful flooring and feature fireplace.

**Kitchen /Dining Area**

The kitchen / dining area is one of the standout features – it is the heart of this delightful 3-bed semi. Ample worktops that compliment sleek, plentiful cabinetry. The space also features a dining area – suitable both for family meals and entertaining guests.

**Primary Bedroom**

8' 8" x 11' 7" (2.64m x 3.53m)

This primary, double bedrooms boasts a deep built in wardrobe.

**2nd Double Bedroom**

8' 8" x 9' 1" (2.64m x 2.78m)

The 2nd double bedroom has views over the rear garden and also features a built-in wardrobe for additional storage space.

**3rd Bedroom**

7' 0" x 8' 5" (2.13m x 2.56m)

This useful, single-sized 3rd bedroom offers multiple uses – currently used as a home office.

**Bathroom**

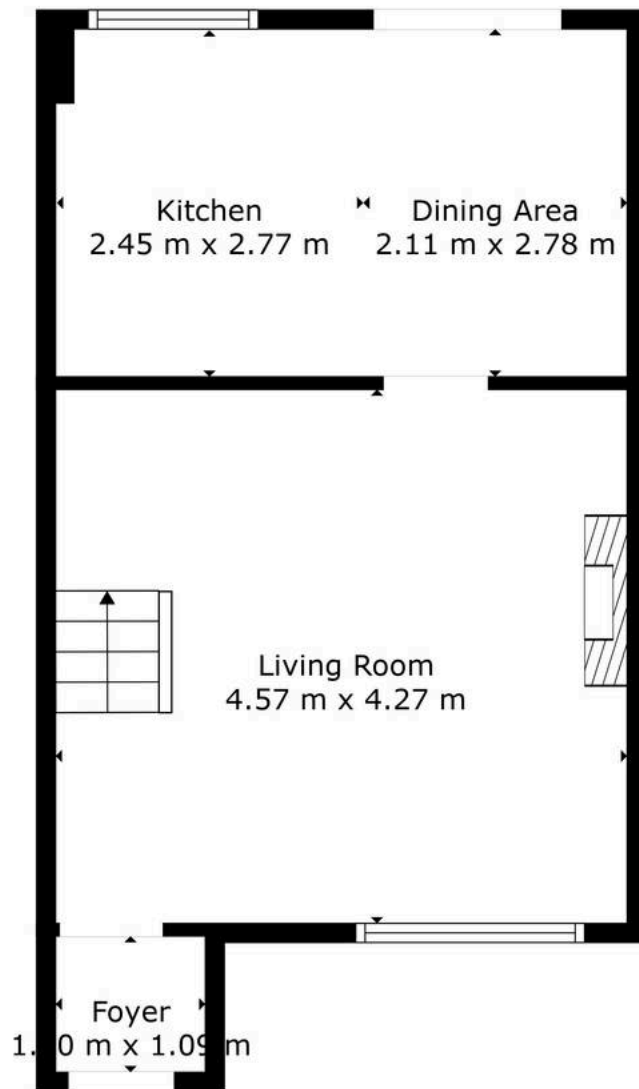
2' 1" x 5' 3" (0.64m x 1.61m)

Family bathroom with modern three-piece suite, including electric shower over the bath and features beautiful tiling.

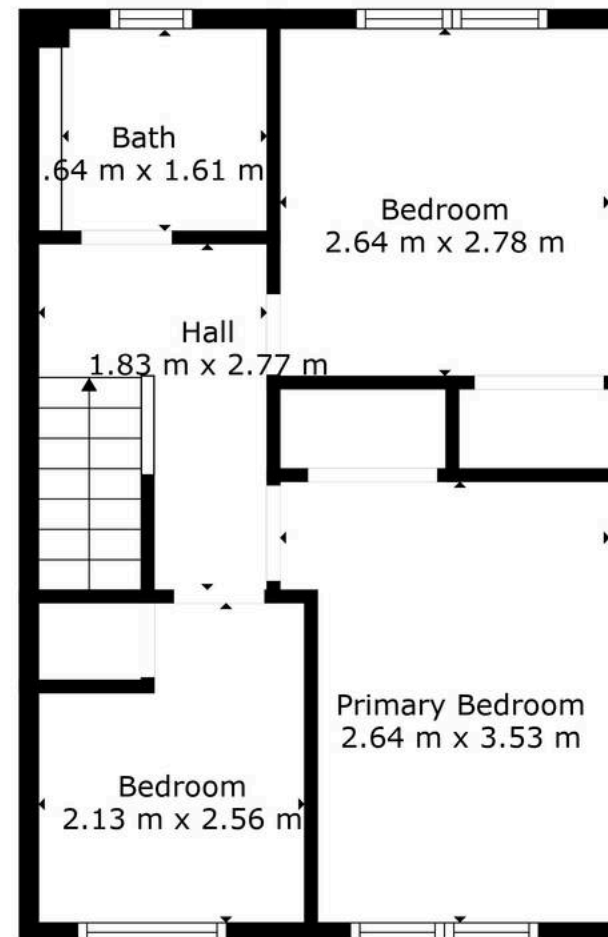








Floor 1



Floor 2

**TOTAL: 67 m2**  
 FLOOR 1: 34 m2, FLOOR 2: 33 m2





## KnightBain Estate Agents

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