

15 Montgomery Way

MUSSELBURGH, EAST LOTHIAN, EH21 7BF



*TWO-BEDROOM HOUSE WHICH
OCCUPIES A PRIME POSITION*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom house which occupies a prime position in a sought-after modern development in Musselburgh. The property is presented to the market in excellent condition and would be an ideal first-time buy.

Inside, the property comprises:

- Spacious living area which is flooded by natural light via French doors which open to the private rear garden. The living room offers various possible furniture configurations.
- Fully equipped kitchen which is fitted with modern integrated appliances.
- The property has a main family bathroom with a three-piece suite and a downstairs WC.
- The house is well served by two double bedrooms the larger of which enjoys integrated wardrobes.

In addition, the property includes parking to the front, private back garden with patio, double glazing, and modern gas central heating which creates a warm and cost-effective home, year-round.







Bedroom 1



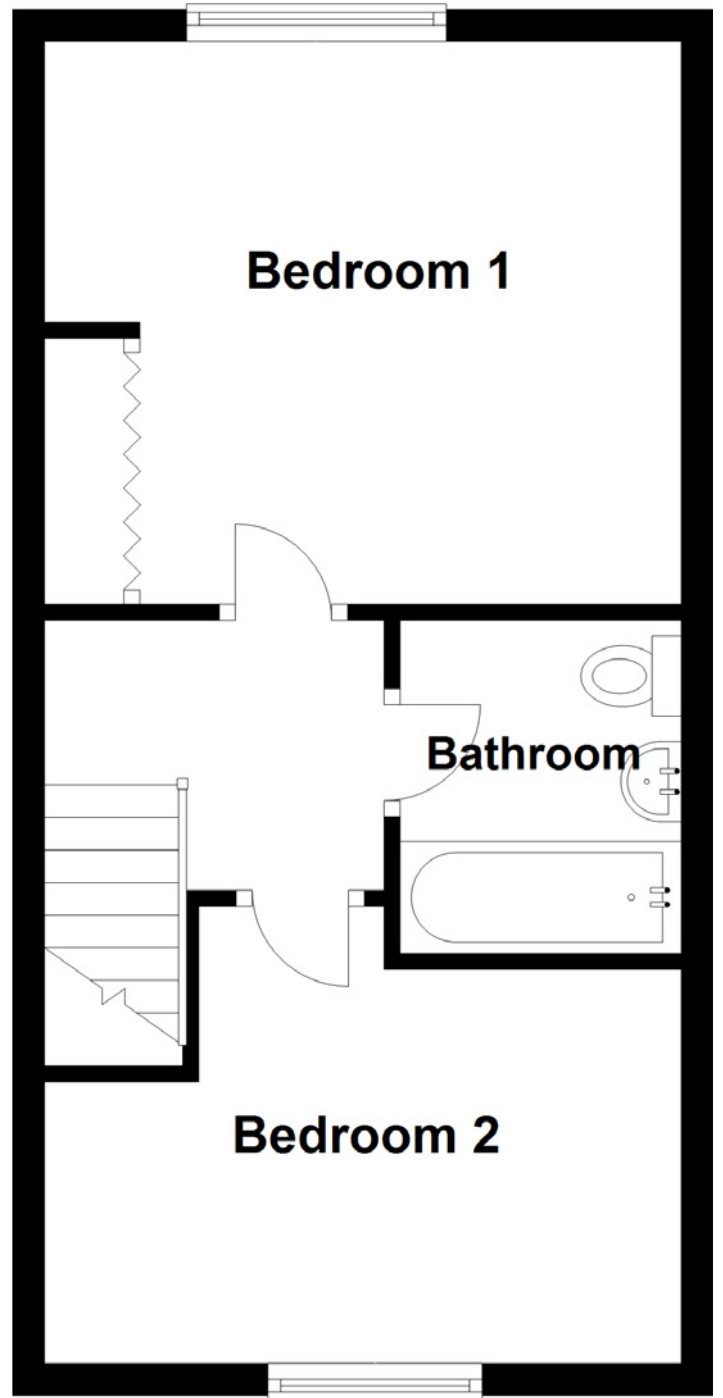
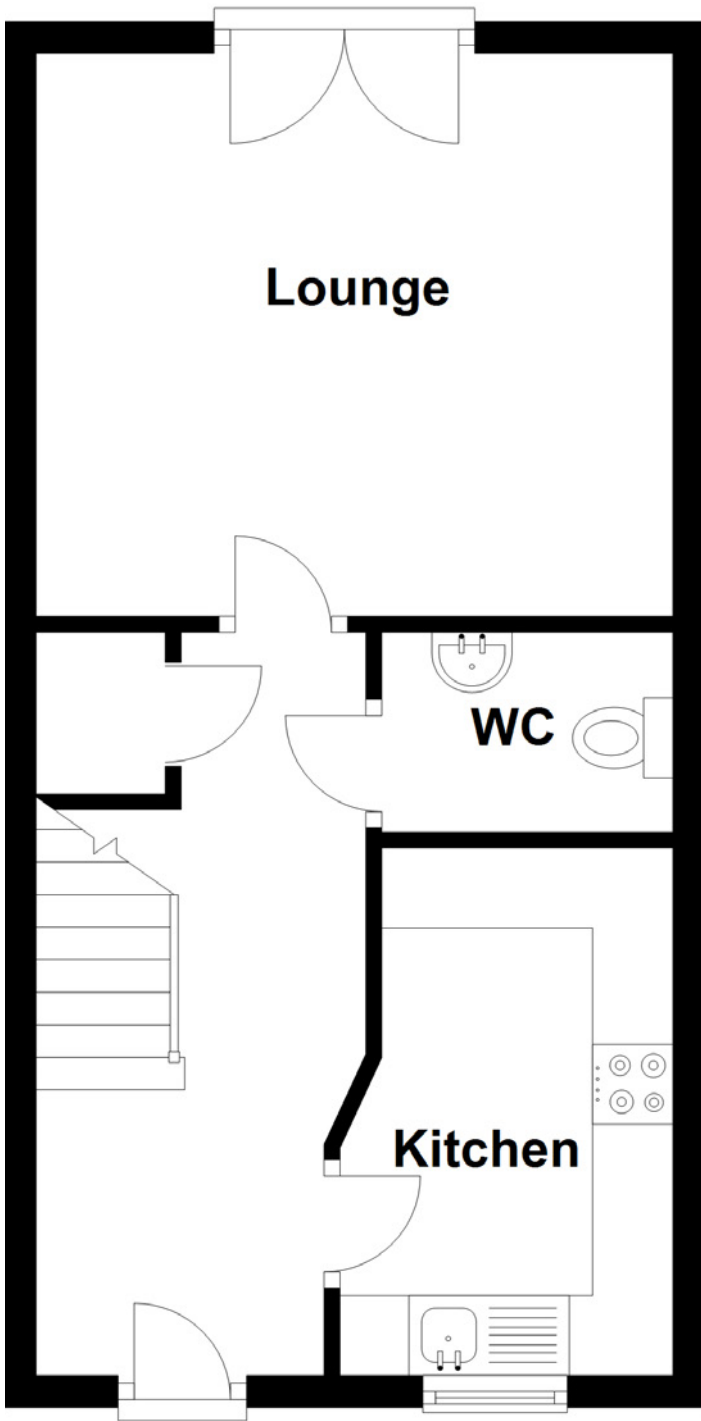


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge	3.97m (13') x 3.51m (11'6")
Kitchen	3.29m (10'10") x 2.07m (6'10")
Bedroom 1	3.97m (13') x 3.51m (11'6")
Bedroom 2	3.97m (13') x 2.85m (9'4")
Bathroom	2.08m (6'10") x 1.75m (5'9")

WC 1.81m (5'11") x 1.25m (4'1")

Gross internal floor area (m²): 66m²

EPC Rating: C



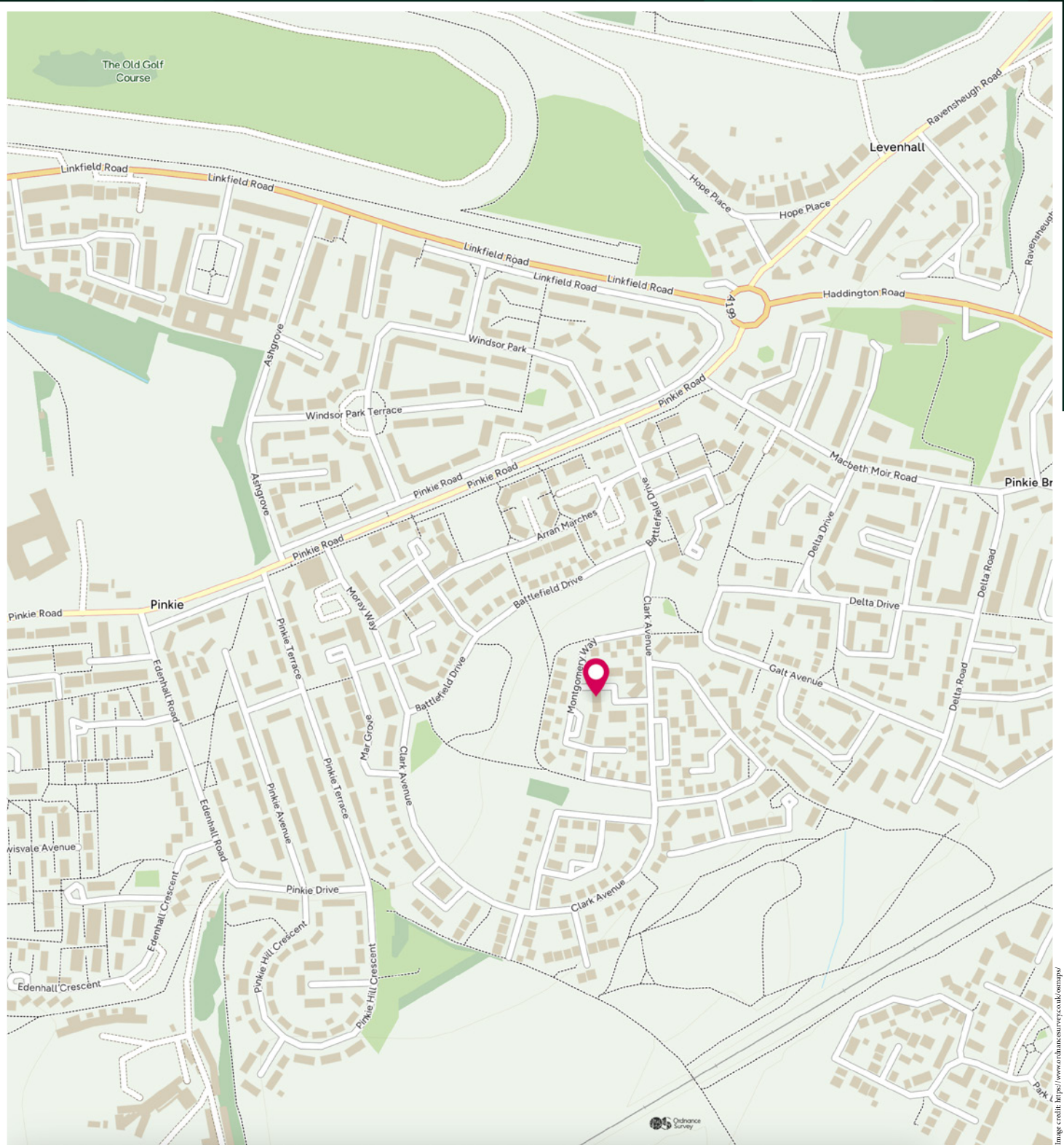


Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high-street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres.

In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Private and state schools are available at both primary and secondary levels and Queen Margaret University is within easy reach of the property.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.