

# KILGOUR

PROPERTY



**86 Clark Avenue, Musselburgh EH21 7FE**





- Spacious Lounge
- Separate Kitchen
- WC
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Residents Parking
- Council Tax - Band C
- EPC - Band C

Viewing by appointment through selling agent on 0131 273 5233

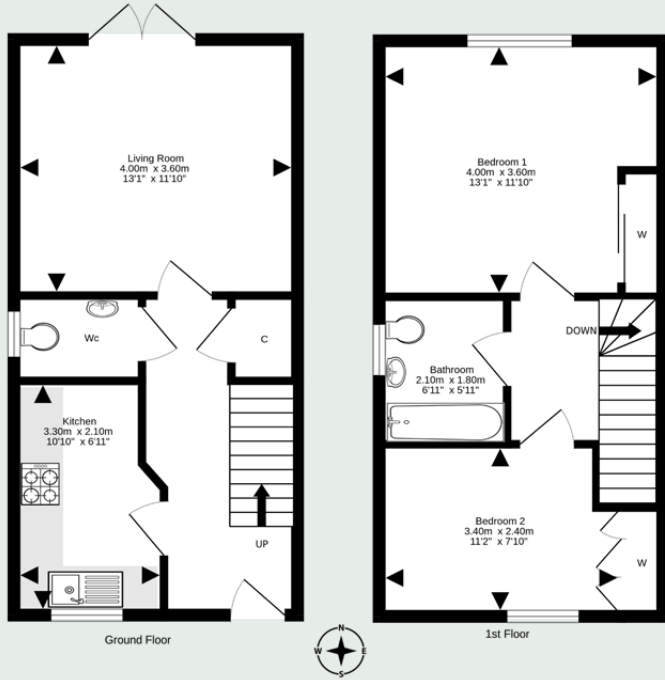
### Description

A stylish and very well presented semi detached villa set within a sought after modern development that is close to day to day amenities and very well placed for commuting. The property benefits from gas central heating and is double glazed.

Externally there are well maintained private gardens to the front and rear and there is residents parking on hand.

### Location

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.

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C  
COUNCIL TAX BAND

Lounge	13'1 x 11'10	4.00 x 3.60m
Kitchen	10'10 x 6'11	3.30 x 2.10m
Bedroom 1	13'1 x 11'10	4.00 x 3.60m
Bedroom 2	11'2 x 7'10	3.40 x 2.40m
Bathroom	6'11 x 5'11	2.10 x 1.80m





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95 Clerk Street, Loanhead,  
Midlothian EH20 9RE  
enquiries@kilgourproperty.co.uk  
**0131 273 5233**

[kilgourproperty.co.uk](http://kilgourproperty.co.uk)

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