

KILGOUR

PROPERTY



45 Denholm Road, Musselburgh, EH21 6TS





- Spacious Lounge
- Separate Kitchen/Diner
- Conservatory
- WC
- 4 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Garage
- Council Tax – Band F
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

Sitting on a large corner plot this semi detached family home is located within a highly sought after residential location close to amenities and very well placed for commuting. The property benefits from gas central heating and is fully double glazed.

Externally there are private gardens to the front side and rear as well as a driveway and garage for secure off street parking.

Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. This historic town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

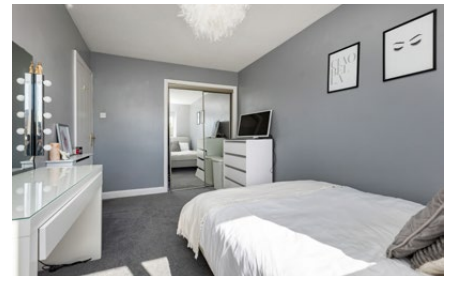


2 4 2 C 
EPC BANDF 
COUNCIL TAX BAND

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used in conjunction with a completion report.

Lounge	15'8 x 13'2	4.77 x 4.00m
Kitchen/Diner	29'6 x 9'10	9.00 x 3.00m
Conservatory	12'0 x 11'2	3.65 x 3.40m
Bedroom 1	19'4 x 12'0	5.90 x 3.65m
En suite	7'10 x 7'6	2.40 x 2.30m
Bedroom 2	13'5 x 8'9	4.10 x 2.66m
Bedroom 3	9'10 x 9'8	3.00 x 2.95m
Bedroom 4	10'2 x 7'7	3.10 x 2.30m
Bathroom	6'3 x 6'2	1.90 x 1.87m







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