



RALPH SAYER
SOLICITORS & ESTATE AGENTS

42 Arran Marches

Musselburgh EH21 7DQ

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This executive four-bedroom mid-terrace townhouse forms part of a popular modern development in Musselburgh, which offers close proximity to East Lothian's picturesque countryside and coastline. The family home is presented in move-in condition and it is completed to high standards throughout, enjoying light décor and quality fixtures and finishings. It has spacious accommodation, two bathrooms (plus a WC), residents parking and a family friendly garden.

Stepping into the home, you are greeted by a welcoming entrance hall, with living room on the left. This reception area is bright and spacious, enjoying crisp neutral décor, which allows new buyers to easily add their own stamp. Next door, the dining kitchen continues the attractive aesthetic, offering a generous footprint for a table and chairs. It also opens out into the rear garden for summer entertaining. The kitchen is appointed with contemporary cabinets and complementary worksurfaces; it is a fashionable look that is further enhanced by seamlessly integrated appliances (oven, gas hob, fridge/freezer, washing machine and dishwasher). A practical downstairs WC is found in the hall.

Property Summary

- Mid-terrace modern villa
- Hall with WC
- Elegant living room
- Stylish kitchen/diner
- Master bedroom with dressing room & en-suite shower room
- Further three bedrooms
- Three-piece family bathroom
- Neat front garden & enclosed rear garden with shed
- Gas central heating & double glazing
- Partially floored attic with fitted loft ladder
- Ample resident & visitor parking. Allocated space to rear of garden
- EPC Rating - C | Council Tax Band - E

Home Report Value - £300,000









Modern townhouse,
offering great
family living



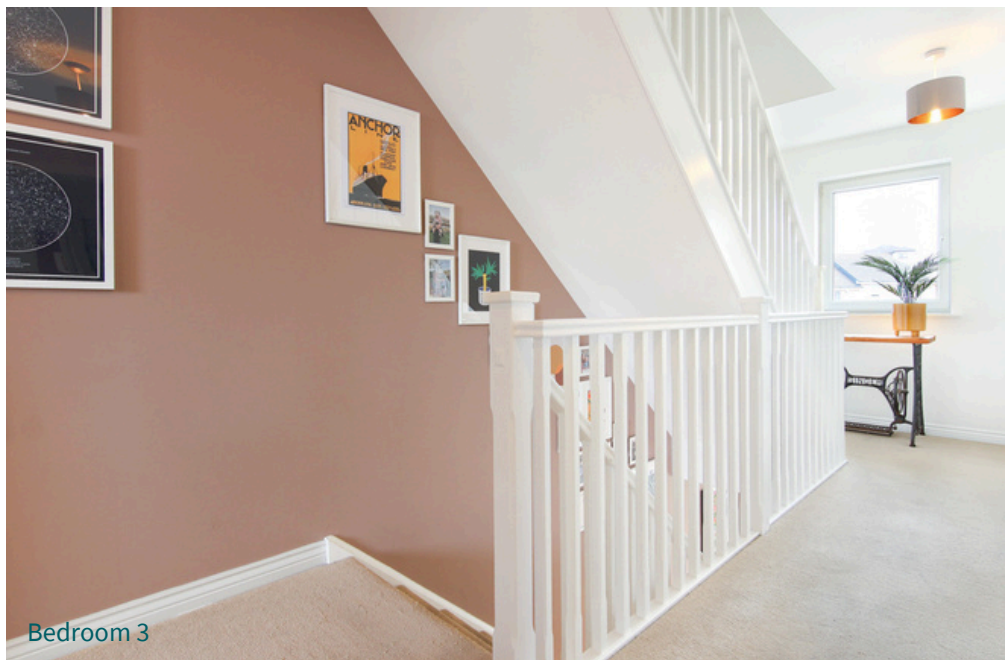




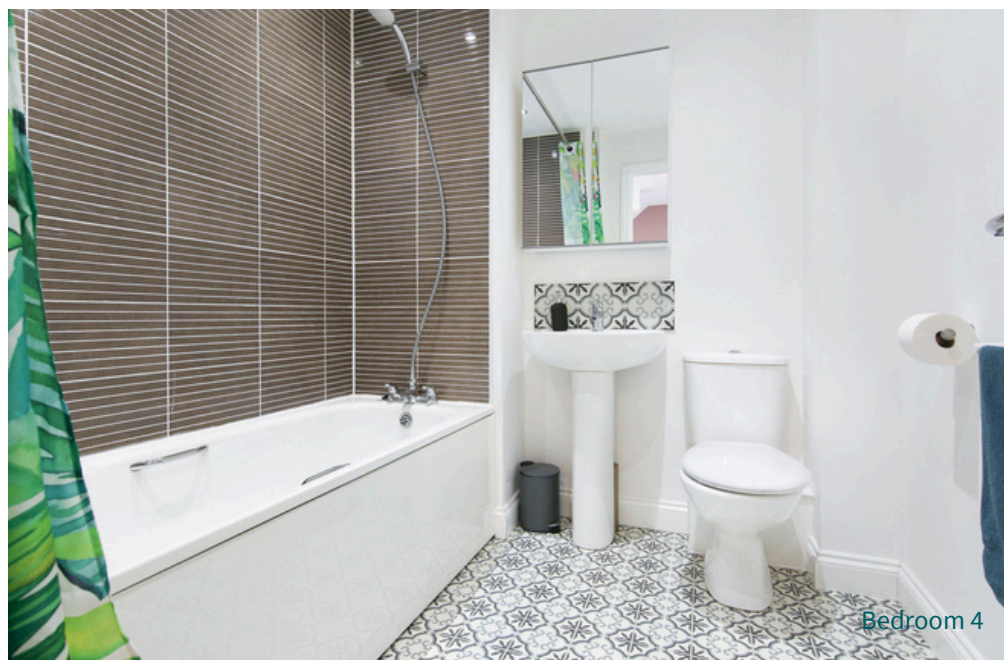
Bedroom 1



En-suite Bathroom



Bedroom 3



Bedroom 4



On the first floor, a landing leads to the three bedrooms, which share the stylish three-piece family bathroom (with over-bath shower). On the second floor, is the private master suite, boasting the luxury of a modern en-suite shower room and separate dressing room with built-in wardrobes.

Small front garden and enclosed rear garden with patio seating area and lawn framed by flowerbeds.

Ample resident and visitor parking. One allocated space to rear of garden.

Extras: all fitted floor coverings, standard pendants light, spot lights, window blinds, all integrated kitchen appliances and shed, included in the sale.



Musselburgh

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links.

Leisure facilities are varied including the Brunton Theatre, the famous Musselburgh Racecourse, a choice of golf courses, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium.

The town retains its original market town shape, with a variety shops, including an award winning fishmongers and, of course S.Luca's icecream 'emporium'.

There are excellent educational facilities within the town including the renowned Loretto School and 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.

Let us help you find your next
dream property!

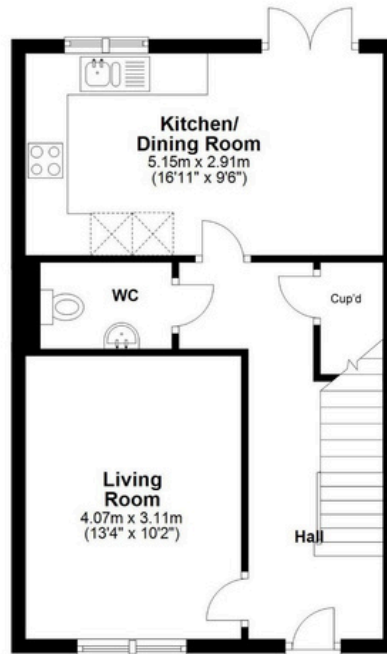


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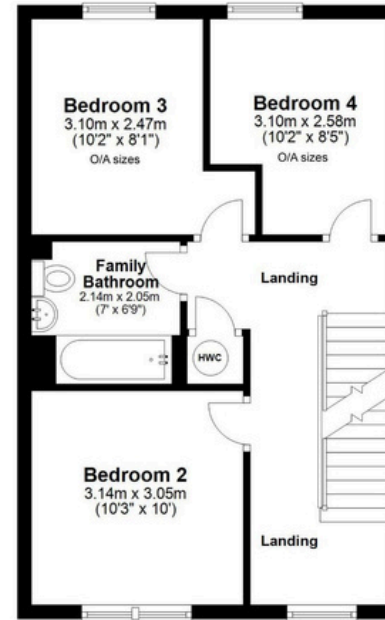
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

Total Area: approx. 104.5 sq.metres (1124.6 sq. feet)



Ground Floor

Approx. 31.9 sq. metres (343.5 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



Second Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

