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14 Mucklets Place

Musselburgh EH21 6SR

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Tucked away in a quiet cul-de-sac, this delightful three bedroom mid-terrace villa, enjoys a peaceful yet well-connected address. The property lies close to Queen Margaret University and Musselburgh train station.

Well presented accommodation, starts with a bright south-facing lounge, which opens onto a dining area with patio doors to the garden. Adjacent to the dining area is a fully fitted kitchen.

Upstairs are three comfortable bedrooms; the main bedroom, boasts built-in wardrobes. Completing this appealing home is a stylish four-piece bathroom, enjoying a separate double shower enclosure.



Property Summary

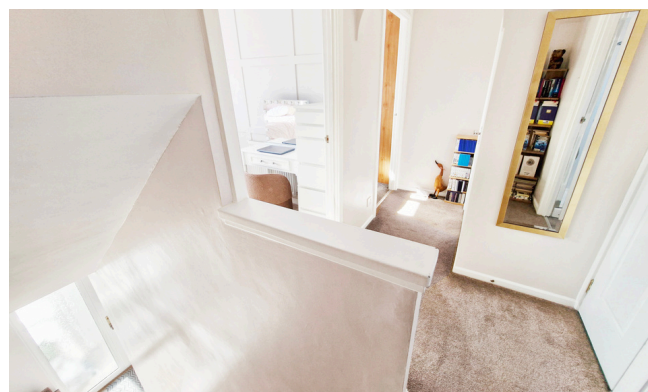
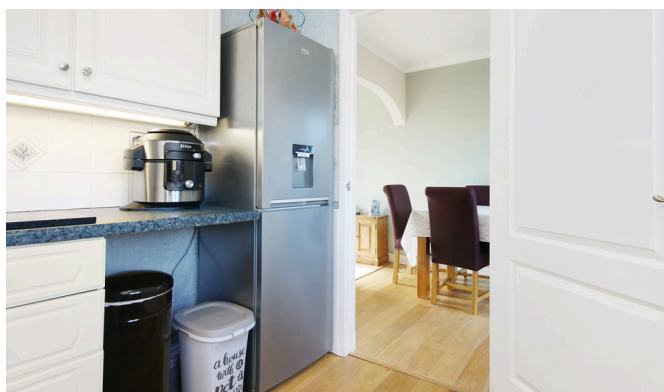
- Mid-terrace villa, close to Queen Margaret University & train station
- South-facing lounge
- Dining area
- Fully-fitted kitchen
- Three comfortable bedrooms
- Four-piece family bathroom
- Gas central heating & double glazing
- South facing front garden and enclosed rear garden
- Private parking space
- EPC Rating - C | Council Tax Band - D

Home Report Value - £230,000





Mid-terrace
family villa,
in tranquil
cul-de-sac
setting





Externally, there is a south-facing lawned front garden and an enclosed rear garden, mainly laid to lawn with a patio seating area .

Parking: A private parking space lies with-in a residents parking area to the front of the property

Factors: Mucklets Proprietors Association maintains development grounds, with an annual fee of approx. £60.

Extras: fitted floors, blinds, gas hob, electric double oven, and garden shed, to be included in the sale.



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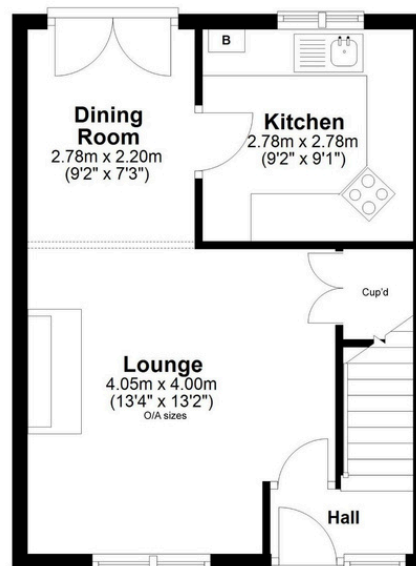
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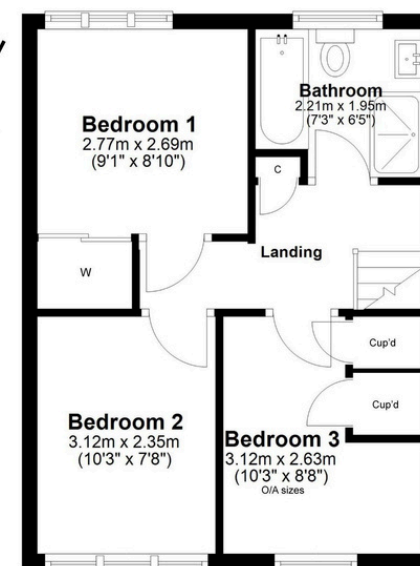
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not 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.

Total Area: approx. 70.0 sq.metres (753.0 sq. feet)



Ground Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



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. 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.