



15 Galt Avenue
MUSSELBURGH | EH21 8HQ


warners
solicitors & estate agents



15 Galt Avenue

MUSSELBURGH | EH21 8HQ

Bright and spacious two bed end of terrace villa benefiting from a large, fully enclosed garden and drive, located in a quiet spot with the town's varied amenities, Wallyford Railway Station and A1 access within easy reach.

This is a well proportioned home with lots of light coming in, fitted with gas heating and double glazed windows. Although modernisation would be beneficial, it has great potential to form a superb starter home for a couple and is ready for the new owner to put their own stamp on it. The accommodation comprises a living/dining room with window to front and rear, kitchen, two double sized bedrooms, one with excellent built-in storage space, and bathroom fitted out with a double ended bath and electric shower above. The lawn to the front is flanked by a driveway providing off street parking. There's plenty of space for relaxation and for children to play in the good sized, fully enclosed private rear garden.

- Dual aspect living/dining room
- Kitchen
- Two double bedrooms
- Bathroom with electric shower
- Entrance hall
- Gas central heating
- Double glazing
- Private gardens front and rear
- Driveway

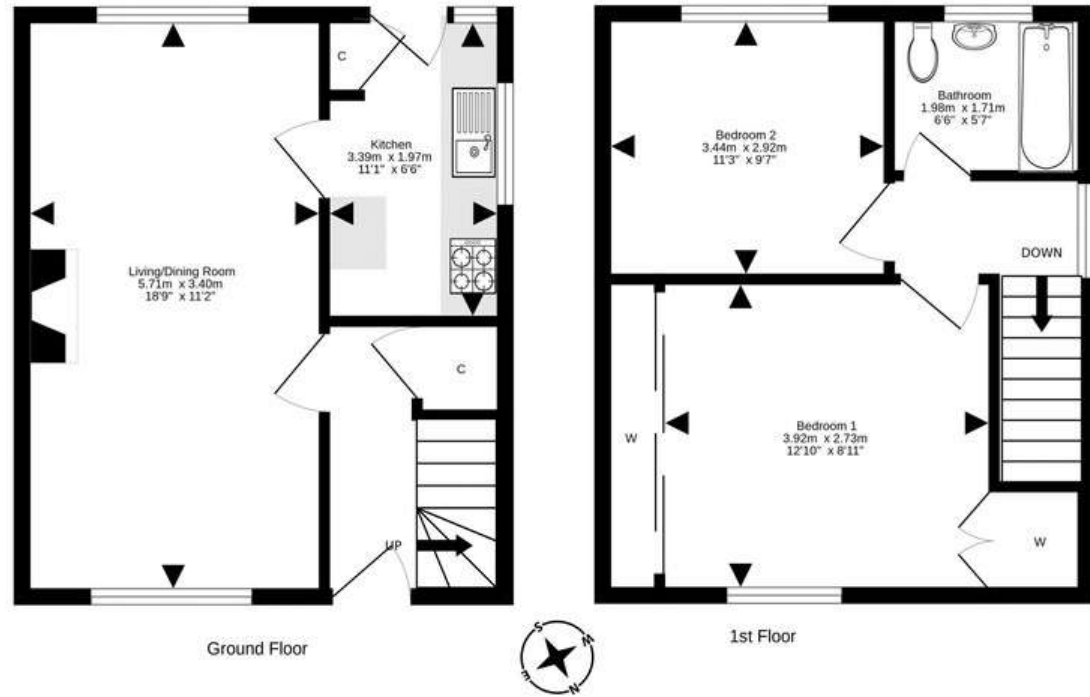
All fixtures and fittings will be included in the sale of the property. EPC D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. 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 Extra store. Further shopping is available nearby at Asda, The Jewel and 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024