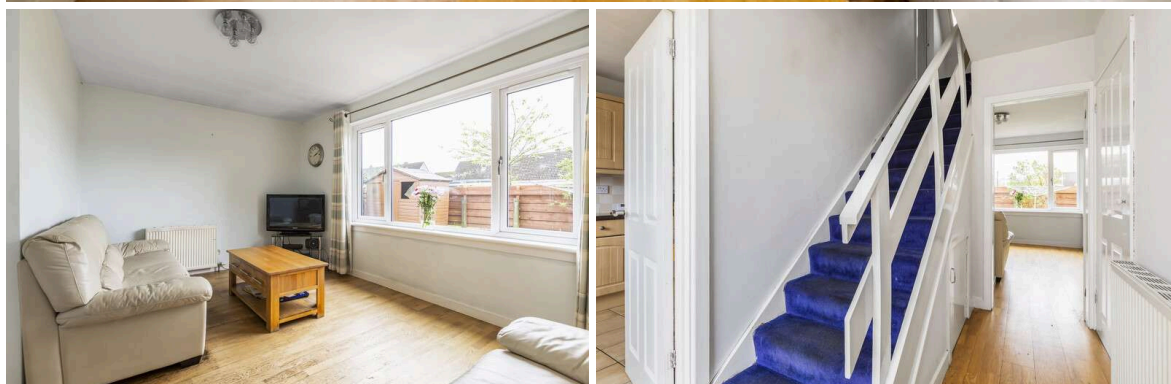




5 Mucklets Drive
MUSSELBURGH | EH21 6HU


warners
solicitors & estate agents



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This attractive two bed semi detached chalet villa boasts a quiet off-road position on an established development within walking distance of the train station. Musselburgh's excellent amenities and the Forth waterfront are also within easy reach.

Bright and spacious accommodation is on offer, ideal for a couple or young family. The accommodation comprises a living room with timber flooring, kitchen providing ample storage and space for dining, two double sized bedrooms, each with built-in wardrobe space, and a wetwalled shower-room with mixer shower and drench head. To the rear lies a fully enclosed and child friendly private garden with a good degree of privacy, including a lawn and patio area for sitting out. There's also an area of private ground at the front, with on-street parking available nearby.

- Entrance hallway with storage
- Living room
- Dining kitchen
- Rear hall
- Two double bedrooms with wardrobe storage
- Modern shower-room
- Gas central heating
- Double glazing
- Fully enclosed rear garden
- Private front garden
- On street parking

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



All floor coverings, curtains, oven, hob and extractor fan will be included in the sale. EPC Rating D.

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, including lovely walks alongside the River Esk. 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. The property is only a short walk away from the train station and Queen Margaret University. Musselburgh also provides schools in both the state and private sector.

