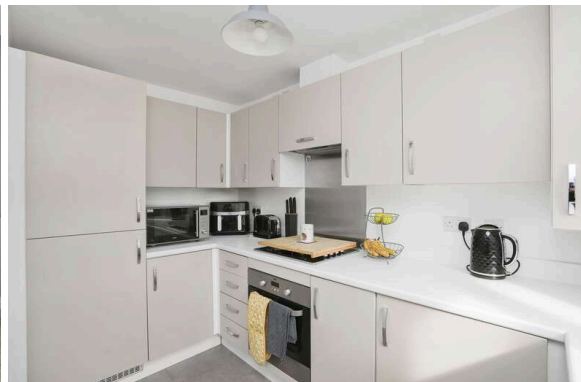
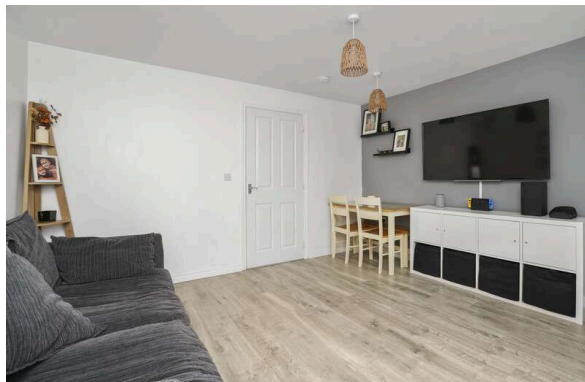




18 Clark Avenue
MUSSELBURGH | EH21 7BS


warners
solicitors & estate agents



18 Clark Avenue

MUSSELBURGH | MUSSELBURGH | EH21 7BS

Warners are delighted to present to market his beautifully presented mid terraced villa forming an ideal starter home on a highly regarded development within easy reach of the town's superb amenities, Wallyford Railway Station and access to the A1.

This lovely house is well worth viewing to appreciate the walk-in condition interior. The public room has ample free floor space for both seating and dining furniture and benefits from direct access via a French door to a fully enclosed and easily maintained rear garden with artificial lawn, shed and decking area, making it ideal for alfresco dining and outdoor entertaining. Contemporary style fittings are featured in the kitchen, bathroom and WC. There are two double sized bedrooms, one fitted out with a built-in wardrobe and the property has the benefit of an allocated parking space nearby. Early viewing is recommended!

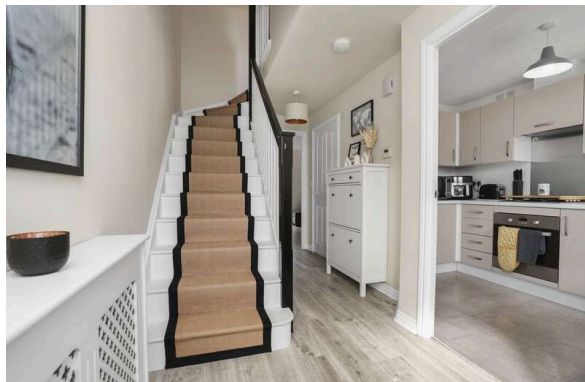
- Beautifully presented two bedroom, mid terraced villa set in modern development
- Welcoming entrance hallway with cupboard
- Living/dining room with French doors to private rear garden
- Stylish well-equipped contemporary kitchen with modern cabinetry and integrated appliances
- Two double bedrooms (one with integrated wardrobe)
- Attractively fitted modern bathroom
- Downstairs WC
- Gas central heating
- Double glazing
- Fully enclosed landscaped private gardens

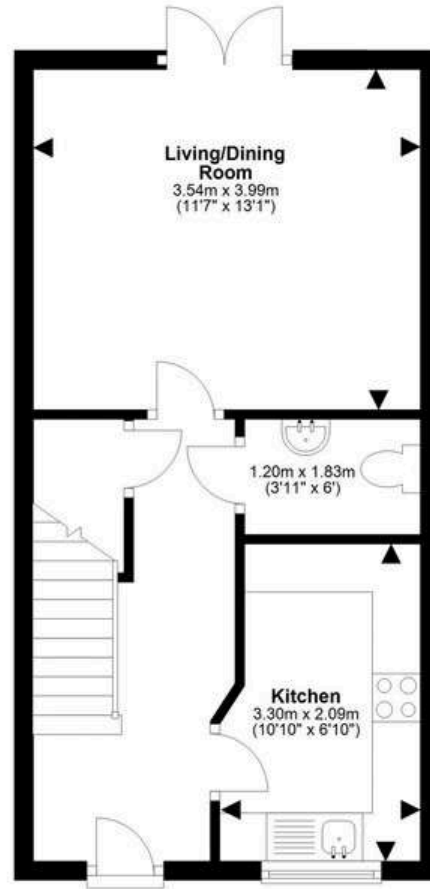
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



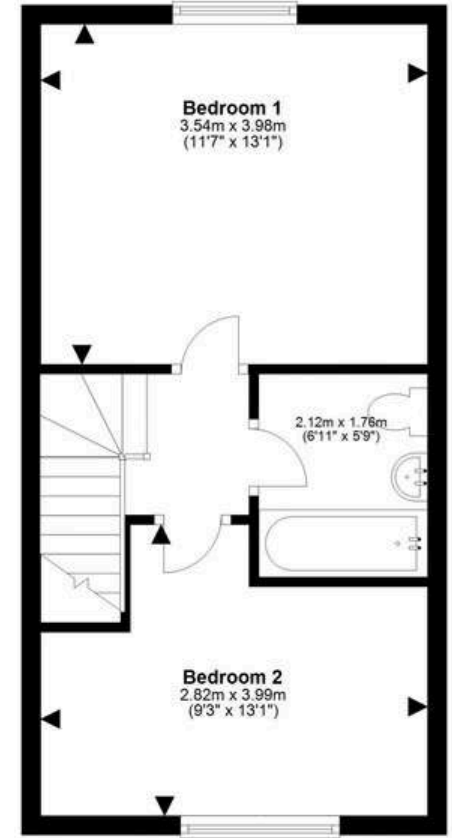
Included in the sale of the property is the fridge freezer, washing machine, dishwasher & all blinds.
EPC: C Factoring: Scottish Woodlands: Approx. £270 P/Y

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. 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 a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.





Ground Floor



First Floor

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 as such by a prospective buyer.