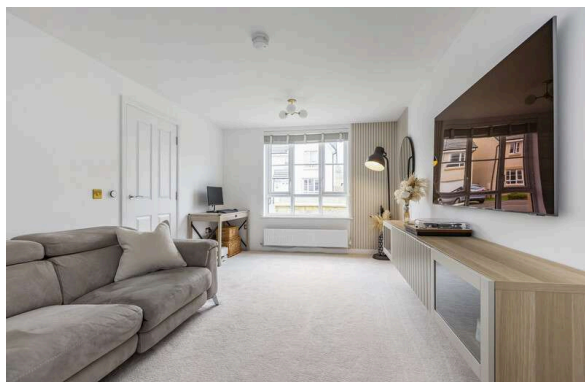




19 Auburn Locks
MUSSELBURGH | EAST LOTHIAN | EH21 8FE


warners
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Warners is delighted to introduce this spacious four-bedroom family home, ideally located in the highly desirable coastal town of Musselburgh. Nestled within a modern residential development, this property offers the perfect setting for a growing family or a professional couple seeking a stylish and comfortable living space.

As you step inside, a welcoming entrance hallway with a large storage cupboard provides ample space for organizing essentials. The expansive, bright lounge is elegantly decorated in neutral tones, with a large window that fills the room with natural light. The contemporary kitchen and dining area, featuring sleek white gloss cabinets and contrasting wooden countertops, creates a fantastic space for entertaining. Patio doors open onto a generously sized rear garden, seamlessly connecting indoor and outdoor living. The ground floor also includes a practical utility room and a convenient WC.

Upstairs, there are four generously sized double bedrooms. The master bedroom boasts its own en-suite shower room, while a well-appointed family bathroom is easily accessible from the upper landing.

The home also includes an integral single garage. Outside, the fully enclosed rear garden is laid to lawn with a charming patio area, offering a perfect space for relaxation and outdoor activities.

- Spacious four-bedroom home, perfect for families or couples.
- Modern kitchen diner with patio doors for indoor/outdoor flow.
- Bright lounge with large windows and neutral decor.
- Master bedroom with private en-suite shower room.
- Large enclosed rear garden with lawn and patio.
- Sought-after coastal location in Musselburgh.

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

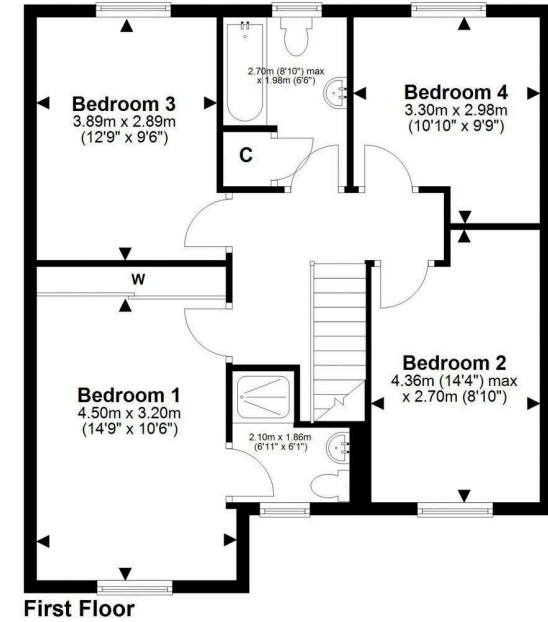
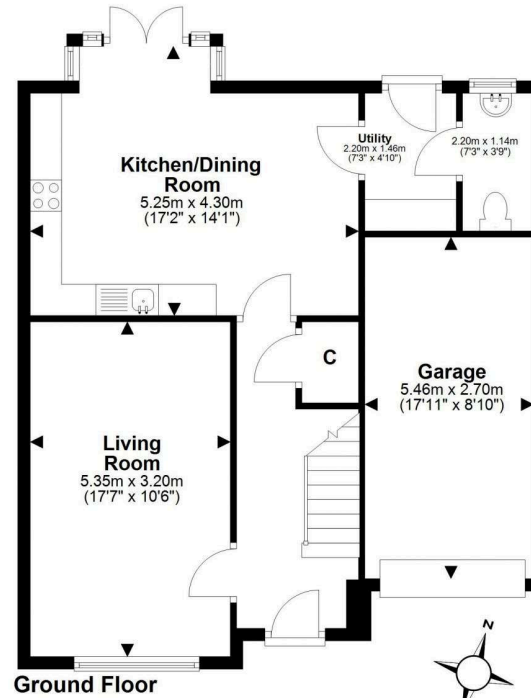


The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found at nearby Musselburgh. Further facilities are available at Asda at The Jewel and The Fort Kinnaird retail park. An efficient public transport system, including a Railway Station within the village, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.

EPC C ,Council tax F, Factor is Hacking and Paterson and range from £100-£150 a year. This covers inside development and overarching areas.

Extras included in this sale are light fittings, blinds and integrated appliances.





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.