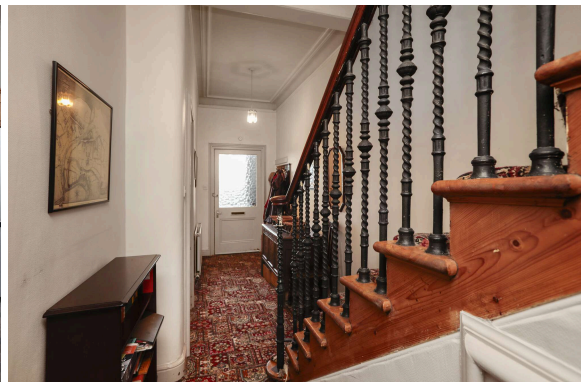




9 Albert Terrace
MUSSELBURGH | EH21 7LR


warners
solicitors & estate agents



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A seldom available opportunity has arisen to acquire this impressive, four bedroom terraced home situated in the highly sought-after coastal town of Musselburgh in East Lothian.

This stunning home offers well-planned and flexible accommodation over three levels and will hold immense appeal to those looking for a family home within easy commuting distance of Edinburgh's city centre. On the ground floor, the dining room is of an excellent size and the room is flooded with natural light. The stylish kitchen/breakfast room, off which lies a utility room, is also of an excellent size, and from here access is provided to the private south-facing rear garden.

On the first floor, the spacious living room provides a great space for relaxing, or entertaining friends and family. The principal bedroom here is especially well sized, and the second bedroom on this level has the potential to be used as a home office, study or gym. The family bathroom completes the accommodation on this level.

On the top floor, both bedrooms are well-sized doubles, and the box room could be employed for a range of uses giving the property a great degree of flexibility.

Situated conveniently to offer easy access to Musselburgh links and the town centre, early viewing is essential to avoid missing out on this exciting opportunity.

- Four-bedroom traditional terraced home
- Highly sought after location
- Kitchen/breakfast room
- Three double bedrooms and one single bedroom
- Family bathroom
- Boxroom
- Front and rear garden
- Private access lane to the carport at the rear of the property

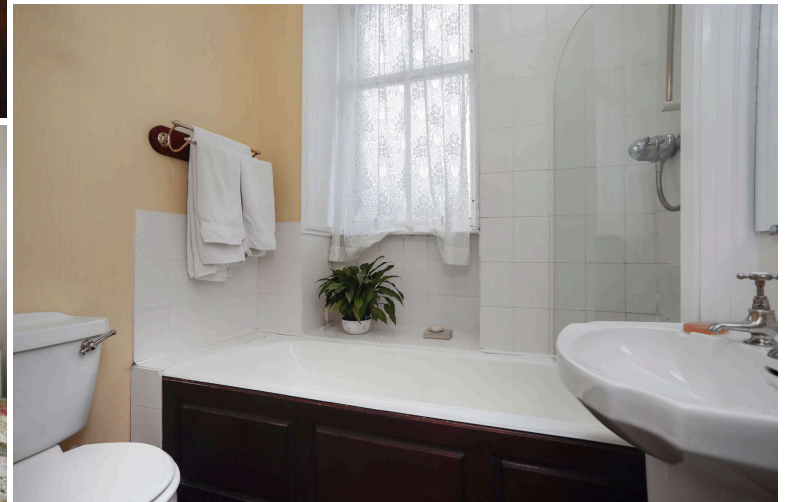
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. 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 within walking distance to the train station. Musselburgh also provides schools in both the state and private sector.

EPC rating E, Council tax F. There is no factor fee associated with this property.

Carpets and curtains, washing machine and tumble dryer from utility room, kitchen appliances such as dishwasher, gas cooker and fridge freezer will be included in the sale.





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.