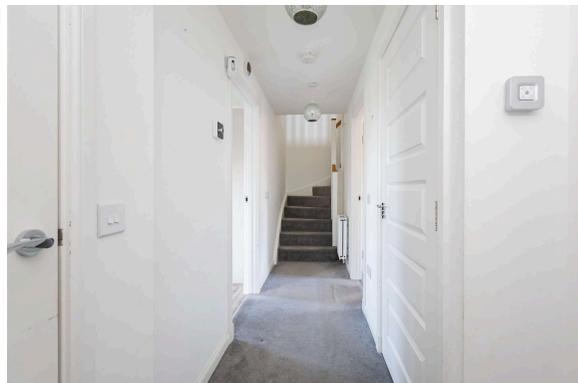




19 Hewing Place
MUSSELBURGH | EH21 8RN


warners
solicitors & estate agents



19 Hewing Place

MUSSELBURGH | EH21 8RN

Stunningly presented, three-bedroom end of terraced villa, boasting a private rear garden and forming part of a modern development in the Newcraighall area on the periphery of Musselburgh.

This impressive property has been tastefully decorated throughout and offers well-planned accommodation over two levels. On the ground floor, the living room forms the main public area in the property, providing a great space for relaxing with family or entertaining guests. The modern kitchen/dining room is of an excellent size, and from here access is provided to the private rear garden.

On the upper floor, the principal bedroom benefits from a stylish ensuite shower room. The two further bedrooms are both of a good size, with either room having the potential to be employed as a home office, study or gym, giving the property a good degree of flexibility. A contemporary family bathroom completes the accommodation internally.

Offering immense appeal to those looking for a family home within easy reach of Edinburgh's city centre, early viewing is highly recommended.

- Three-bedroom, end terraced home
- Popular location
- Located on the edge of development & in a cul-de-sac
- Adjacent to allotments & raised cycle path allowing for increased privacy
- Living room
- Kitchen/dining room
- Principal bedroom with ensuite
- Two further bedrooms
- Bathroom
- WC
- Rear garden and shared grassy area to the front.
- Ample residents' parking

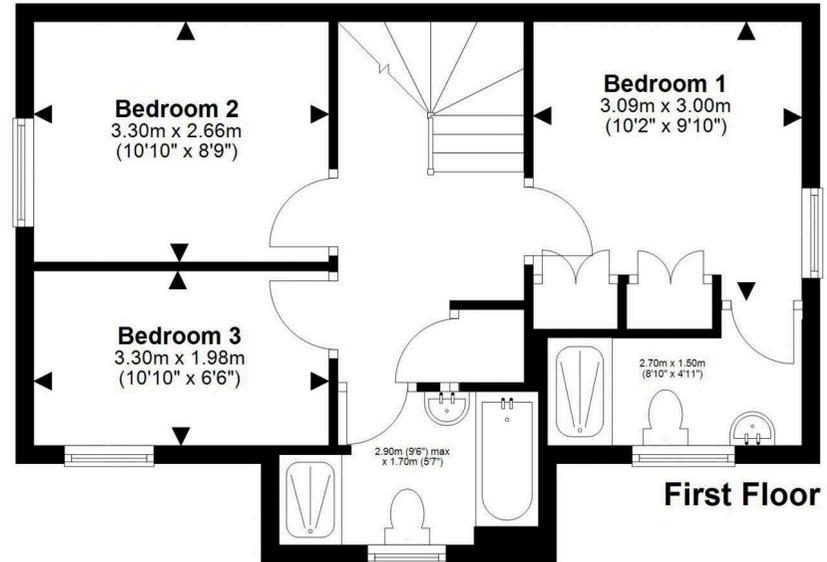
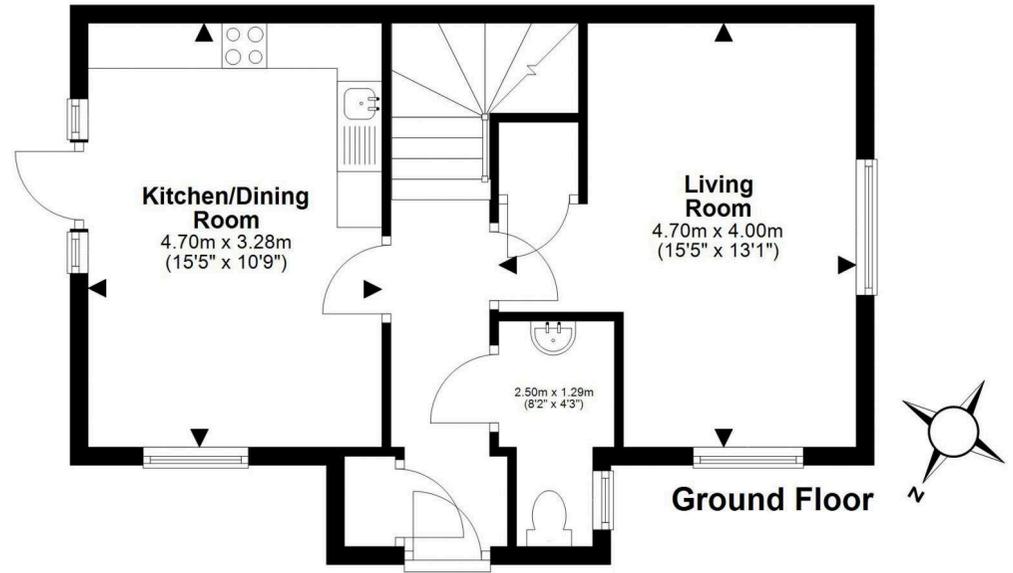
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

EPC C, Council tax E, Factor are covered by James Gibb and cost around £100 a year and covers ground maintenance, landscaping etc. The washing machine, fridge and fitted blinds will be included in the sale. Sofa may be available by separate negotiation.





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.