



15 Mucklets Place
MUSSELBURGH | EH21 6SR


warners
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Nestled on a quiet tree lined cul-de-sac, moments from the train station, excellent schools and wide open green spaces is this immaculately presented and significantly extended semi-detached house. Boasting a South facing rear garden, luxury interiors, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a stylish South facing living/dining/kitchen area with exquisite kitchen units, French doors to the rear garden and a Velux window which floods the room with an abundance of natural light. There is a useful utility room off with a well-appointed shower room. Downstairs is completed by a large twin windowed living room. Following up a carpeted staircase the upper level which has been recently and elegantly upgraded enjoys three well-proportioned bedrooms and the home is completed by a new bathroom with three piece suite. Externally the South facing rear garden is mainly laid to lawn with a pergola ideal for al fresco entertaining.

- Stylish and extended semi-detached house
- Private gardens
- Welcoming hallway
- Bright open plan kitchen/living space
- Large lounge
- Three well-proportioned bedrooms
- Two bathrooms and a utility room

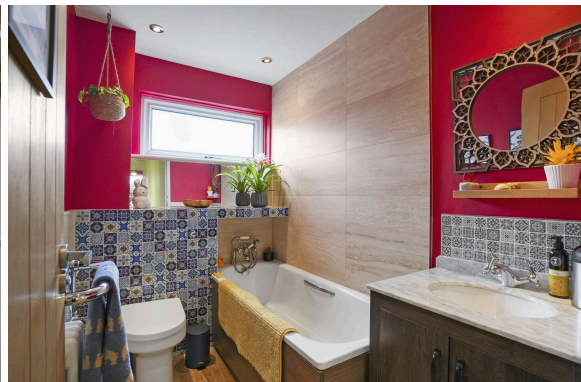
EPC C, Council tax D. There are no factoring costs for this property.

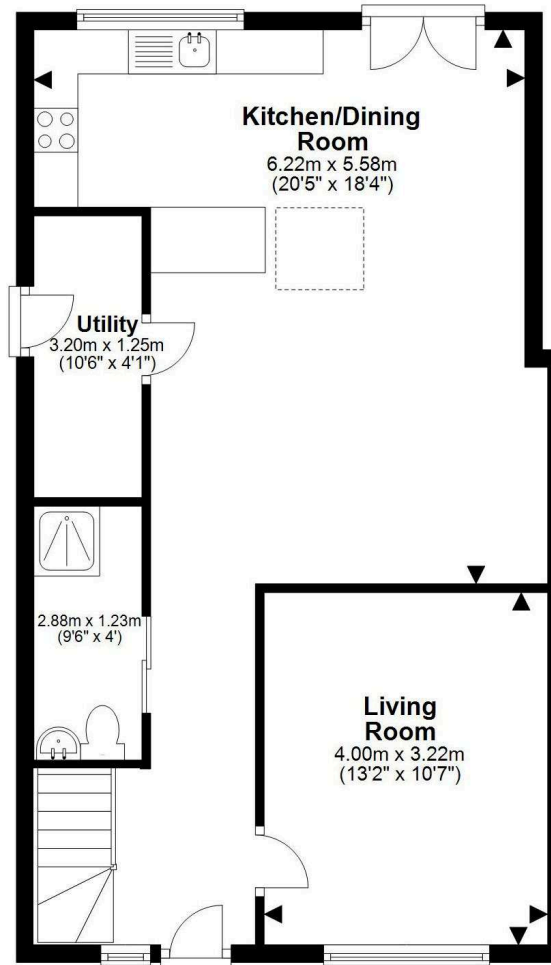
Extras included in this sale are all curtains & voiles and new washing machine.

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

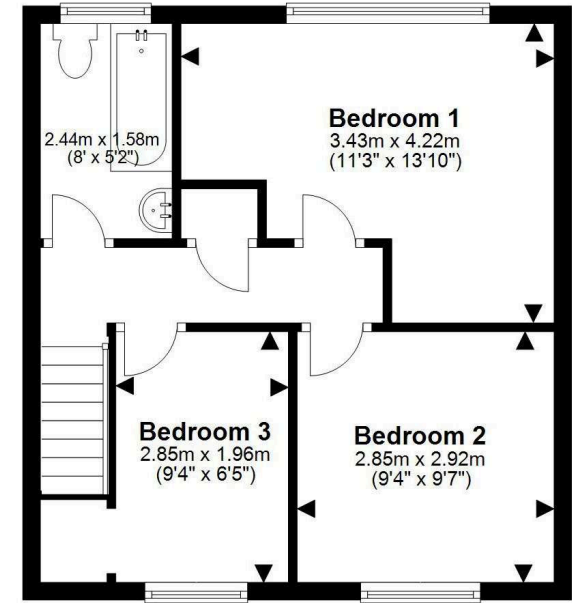


The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the beach or promenade past the harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with other 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 amenities. 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 shopping 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.





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.