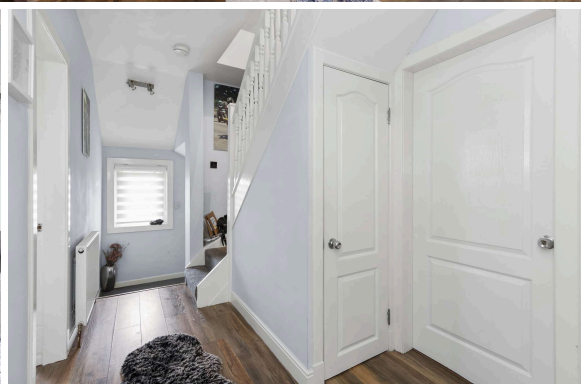




ALBERT CRES.

34 Albert Crescent
MUSSELBURGH | EH21 8LF


warners
solicitors & estate agents



34 Albert Crescent

MUSSELBURGH | EH21 8LF

Warners are delighted to present this generously proportioned three-bedroom maisonette, ideally positioned within an established residential area offering excellent local amenities and easy access to major transport links including the nearby A1-making it a superb choice for couples and growing families alike. This spacious home is set over two levels and features stylish, modern interiors throughout, complemented by high-quality fixtures and fittings. The welcoming entrance hallway provides an immediate sense of space and comfort, enhanced by excellent built-in storage options. The light-filled living room offers a relaxing and versatile space for both everyday living and entertaining, flowing seamlessly into the contemporary galley-style kitchen. This well-appointed kitchen comes complete with integrated appliances, a sleek combination of wall and base cabinetry, and ambient kick-plate lighting, creating a warm and practical environment for cooking and dining. Downstairs, the property also benefits from a modern family bathroom with a chic three-piece suite and two generously sized double bedrooms, both featuring integrated storage to maximise space and functionality. Upstairs, the principal bedroom serves as a private retreat, complete with its own en-suite shower room and a spacious storage cupboard. Externally, the property boasts a large private rear garden, mainly laid to lawn and enhanced by a raised decking area-ideal for outdoor entertaining and al fresco dining in the warmer months. Additional benefits include gas central heating and double glazing, ensuring year-round comfort.

Accommodation comprises:

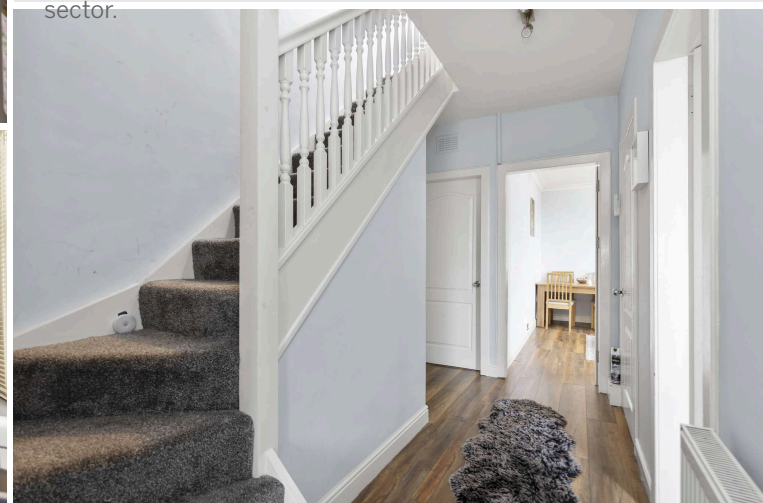
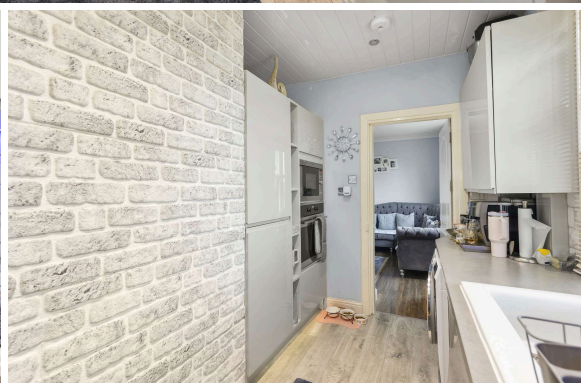
- Welcoming hallway with excellent storage
- Bright and spacious living room
- Contemporary galley-style kitchen with integrated appliances and kick-plate lighting
- Modern downstairs bathroom with stylish three-piece suite
- Two ground-floor double bedrooms with integrated storage
- Principal upstairs bedroom with en-suite shower room and storage cupboard
- Generous private garden with lawn and raised decking area
- Gas central heating and double glazing throughout
- This superb home is a must-see and early viewing is highly recommended to fully appreciate the space, style, and comfort on offer.

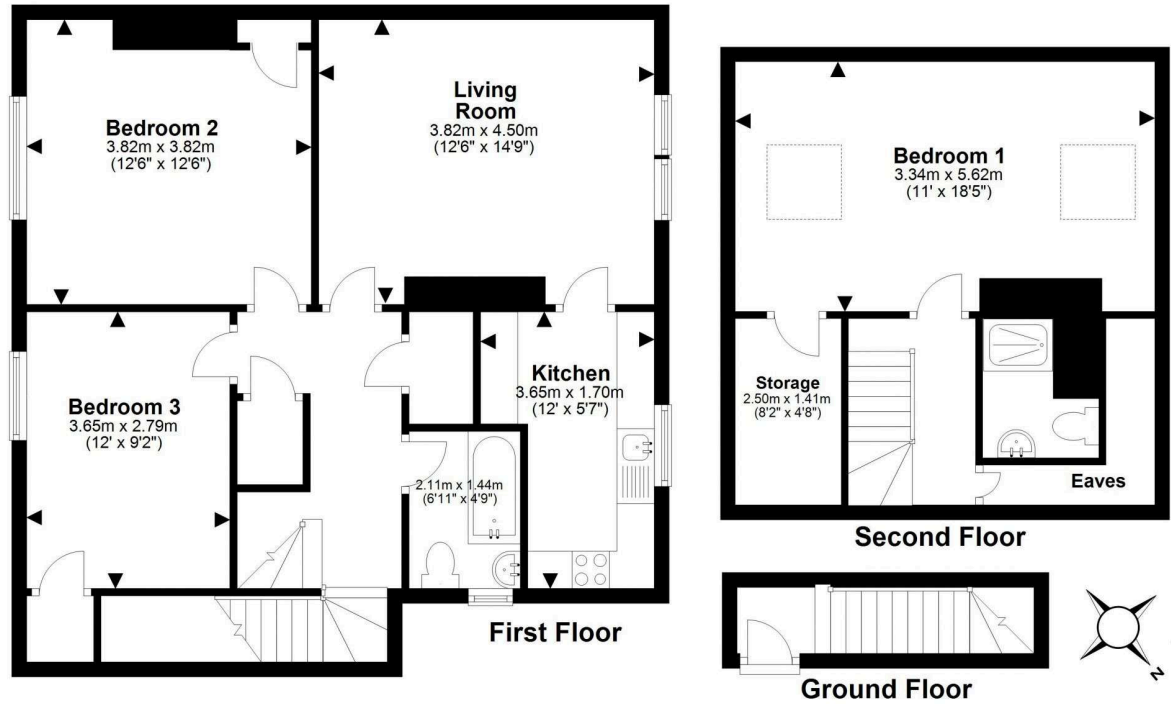
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property along with coffee table, blinds and garden shed. Hot tub will be removed. EPC: D CT: B

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.





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.

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