



6 Newhailes Crescent  
MUSSELBURGH | EH21 6DP

  
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Set on a generous corner plot within a quiet and highly sought-after street in the heart of Musselburgh this beautifully presented and significantly extended detached bungalow offers flexible living space moments from excellent amenities, quick transport links and vast open green and coastal walks.

- Bright and spacious extended detached bungalow
- Heart of Musselburgh location
- Private wrap around gardens with mature trees, shrubs and summerhouse.
- Long driveway
- Welcoming hallway
- Bay-windowed living room with feature fireplace
- Contemporary dining kitchen with attractive units
- Stylish conservatory overlooking the rear garden
- Separate formal dining room or family room
- Three well-proportioned double bedrooms
- Exquisite bathroom with modern three-piece suite
- Double glazing and gas central heating

All blinds, curtains, light fittings, fridge freezer, washing machine, dishwasher, hob, extractor fan and double oven will be included in this sale.

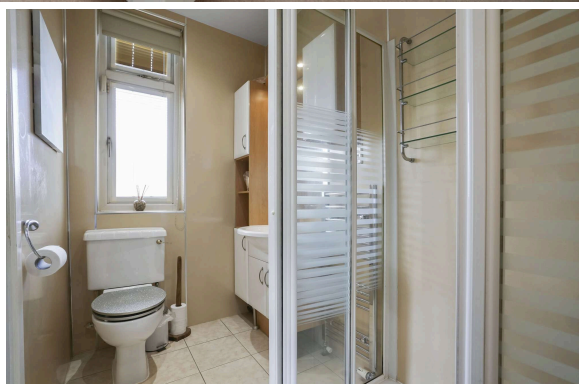
EPC rating D, Council tax rating F. There is no factor associated with this property.

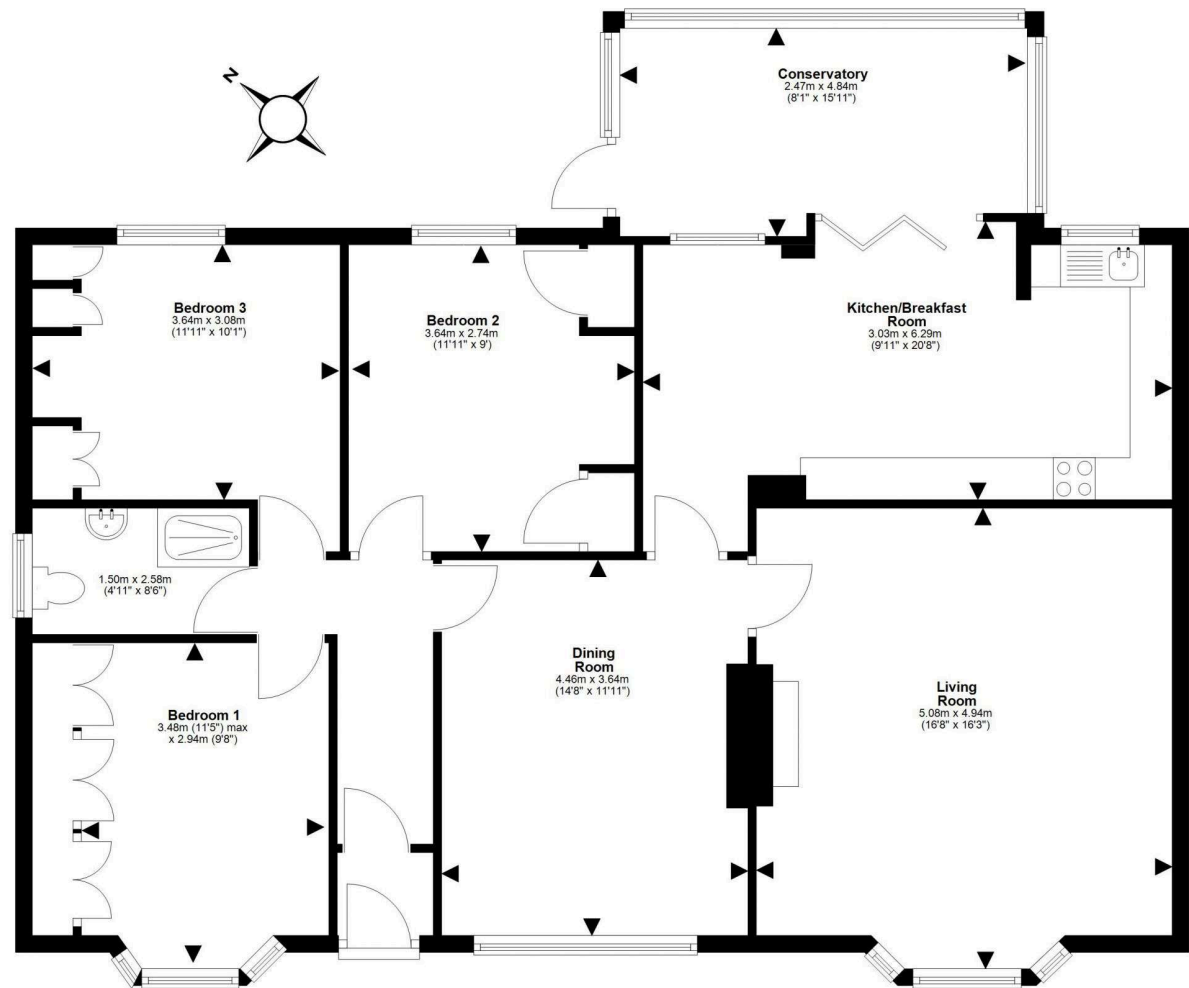
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

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