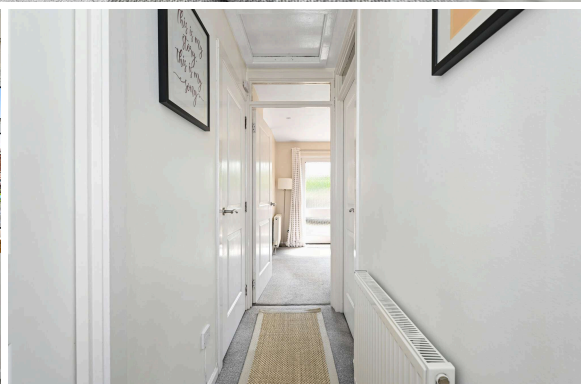




74 Mucklets Crescent
MUSSELBURGH | EAST LOTHIAN | EH21 6SS


warners
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74 Mucklets Crescent

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This mid-terraced bungalow is an ideal opportunity for first-time buyers, downsizers or investors, offering well-proportioned accommodation on one level in a quiet residential area of Musselburgh close to the train station.

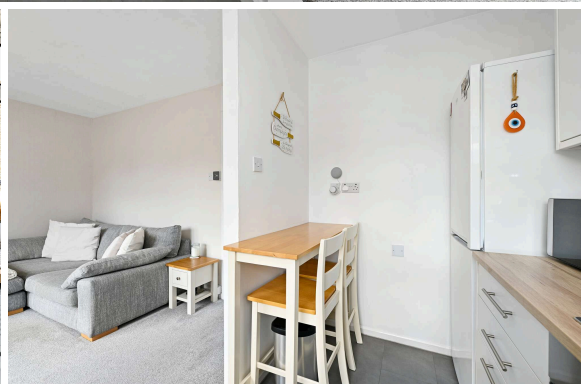
The layout includes a welcoming hallway with deep storage cupboard, a bright rear-facing lounge with direct access to the private garden, a part open-plan kitchen with attractive units, a front-facing double bedroom with built-in wardrobe, and the accommodation is completed by a stylish shower room. Externally the fully enclosed rear garden is paved - ideal for low maintenance with the front garden laid to lawn.

Further benefits include double glazing, on-street parking, and potential for future extension (subject to the necessary planning permissions)

- Entrance hall with deep storage cupboard
- Livingroom with direct garden access
- Modern kitchen with ample wall and base units
- Bright double bedroom with fitted wardrobe
- Stylish shower room
- Gas central heating and double glazing
- On-street parking

Located within easy reach of Musselburgh town centre, local shops, leisure facilities, and excellent bus and rail links into Edinburgh, this property provides the perfect blend of convenience and coastal living.

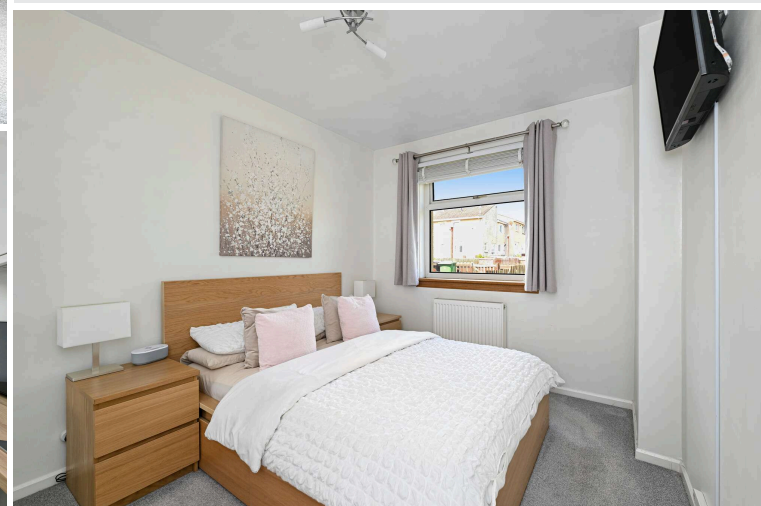
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

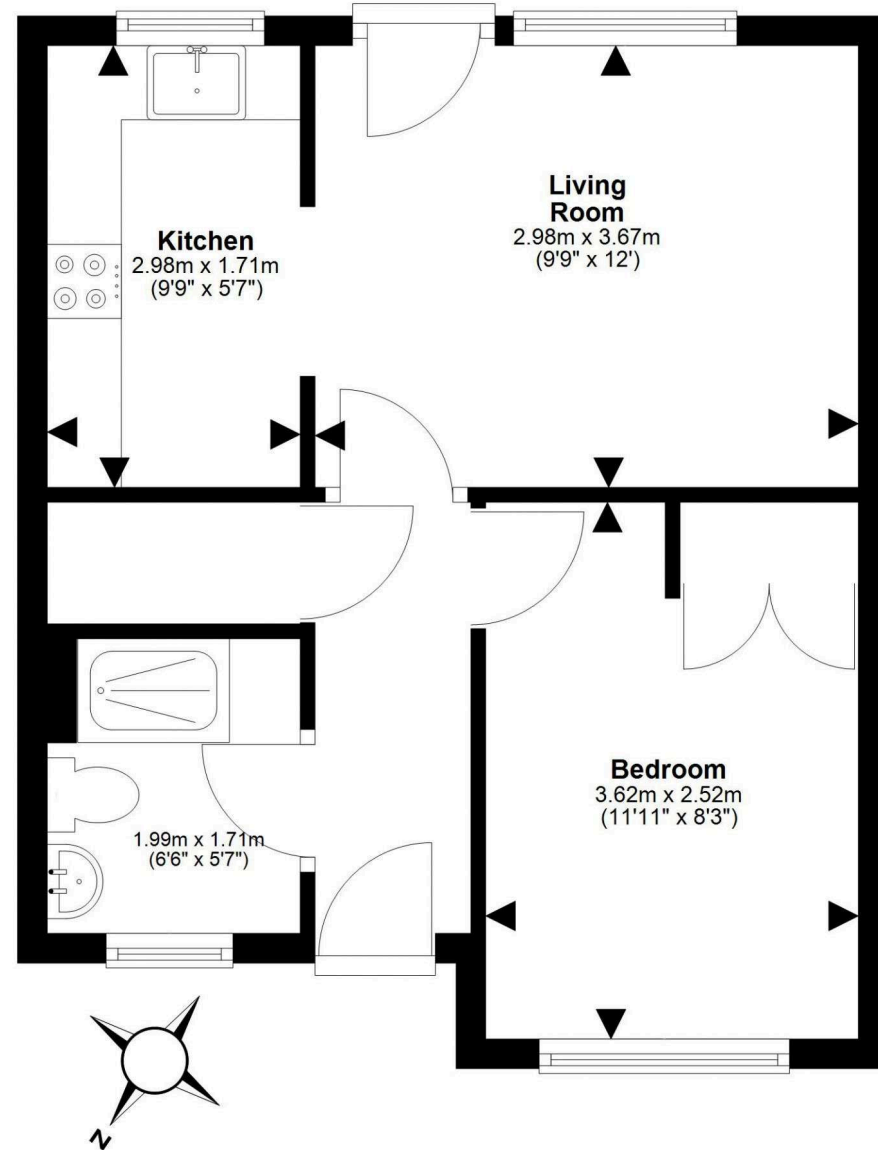


The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside,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

Energy Rating: C | Council Tax Band B
The property is factored by Mucklets Proprietor's Society - £60 per year

Extras: All blinds, the integrated hob and the bathroom cabinet. Some white goods & other items of furniture may be available by separate negotiation.





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.