



ESKVIEW GROVE

9 Eskview Crescent  
MUSSELBURGH | EH21 6NU

  
**warners**  
solicitors & estate agents





## 9 Eskview Crescent

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Superbly presented, light and spacious main door upper villa forming an ideal first time purchase, boasting a prime corner position with large private gardens. Peaceful location within a sought after area, convenient for scenic riverside walks, good transport links and the excellent amenities available within the nearby town centre.

Viewing is highly recommended to appreciate this lovely property which is offered to the market ready to move into. Ample floor space is provided within the public room for both relaxation and dining, whilst the kitchen has space for a breakfasting table. Completing the accommodation are two good sized double bedrooms and the shower-room with white suite and mixer shower. Larger than average private gardens run from the front, down the side to the rear, comprising of a long stretch of lawn, mature trees, clothes drying facilities and a double shed.

- Private entrance and stair
- Hallway with cupboard and attic storage
- Twin window living room
- Breakfasting kitchen
- Two double sized bedrooms , one with built-in wardrobe
- Shower-room with mixer shower
- Gas central heating
- Double glazing
- Large private gardens front side and rear with large shed
- On-street parking

Cooker/oven, fridge freezer, washing machine, microwave, tumble dryer, all curtains and blinds included in the sale. Other items may be available by separate negotiation. EPC Rating C.

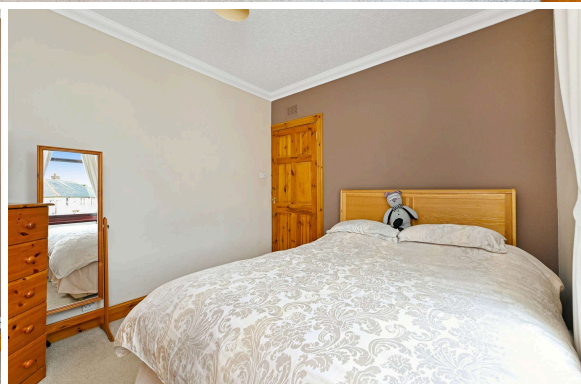
There are no factoring charges associated with this property.

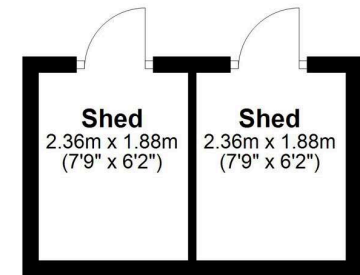
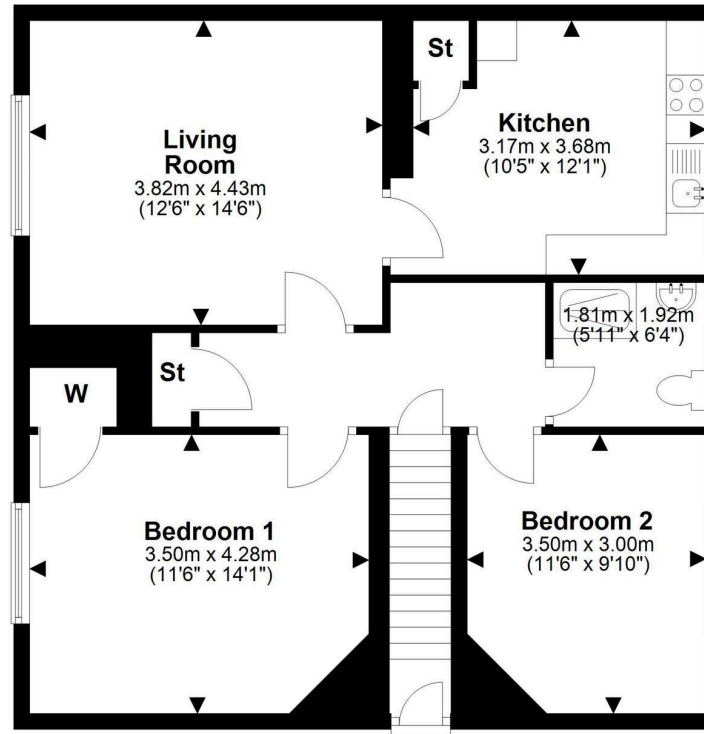
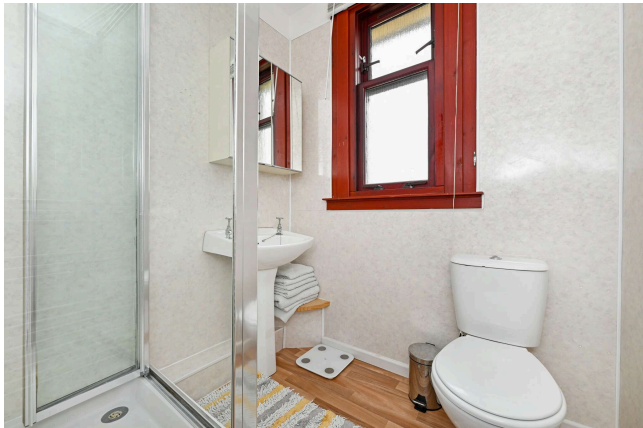
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. 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.