



10 Arrow Crescent
MUSSELBURGH | EH21 7EN


warner's
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Tucked away in a peaceful, modern development in the heart of Musselburgh, this beautifully presented semi-detached home offers the perfect balance of tranquillity and convenience. Just moments from excellent local amenities, quick rail and road links into Edinburgh, and the sweeping East Lothian countryside, it provides an exceptional lifestyle setting for families, professionals, or anyone seeking a well-connected retreat.

The property opens with a welcoming entrance hallway leading to a bright and spacious open-plan living and dining room, enhanced by the luxury of underfloor heating and stylish French doors that open directly onto the private rear garden. A sleek, contemporary kitchen sits alongside, designed with attractive cabinetry and quality finishes for both practicality and modern appeal. A remodelled WC, cleverly designed to double as a utility area, completes the ground floor.

Upstairs, the home continues to impress with a large principal double bedroom featuring built-in mirrored wardrobes, along with two further well-proportioned bedrooms offering excellent flexibility for guests, children, or a home office. The stylish family bathroom showcases modern fittings and a rainfall-style shower over the bath. Outside, the fully enclosed rear garden is designed for easy upkeep and year-round enjoyment, featuring two separate patio areas, a neat lawn, and a useful garden shed. To the front, a private driveway provides convenient off-street parking.

Immaculately finished and thoughtfully upgraded, this exceptional home combines contemporary interiors with generous living space and outstanding connectivity in one of Musselburgh's most desirable settings.

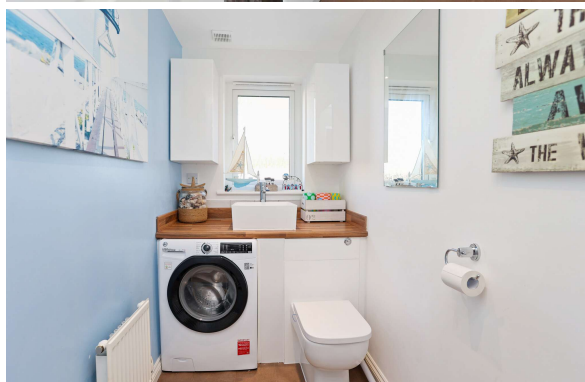
- Welcoming Hallway with bespoke storage
- Open-Plan Living/Dining Room with French doors to the garden and luxurious underfloor heating.
- Contemporary Kitchen
- WC/Utility Room
- Principal Double Bedroom
- Two Further Bedrooms
- Stylish Family Bathroom
- Private Landscaped front and Rear Gardens
- Private Driveway
- Gas central heating and double glazing

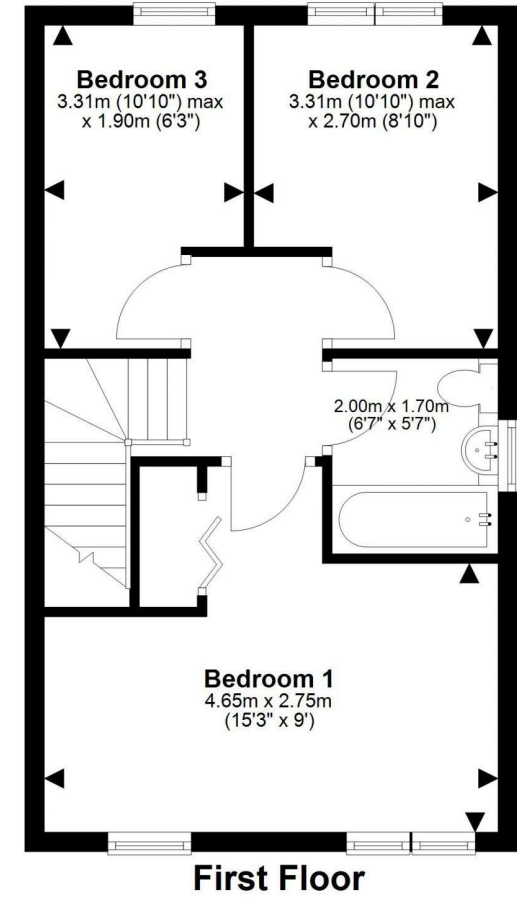
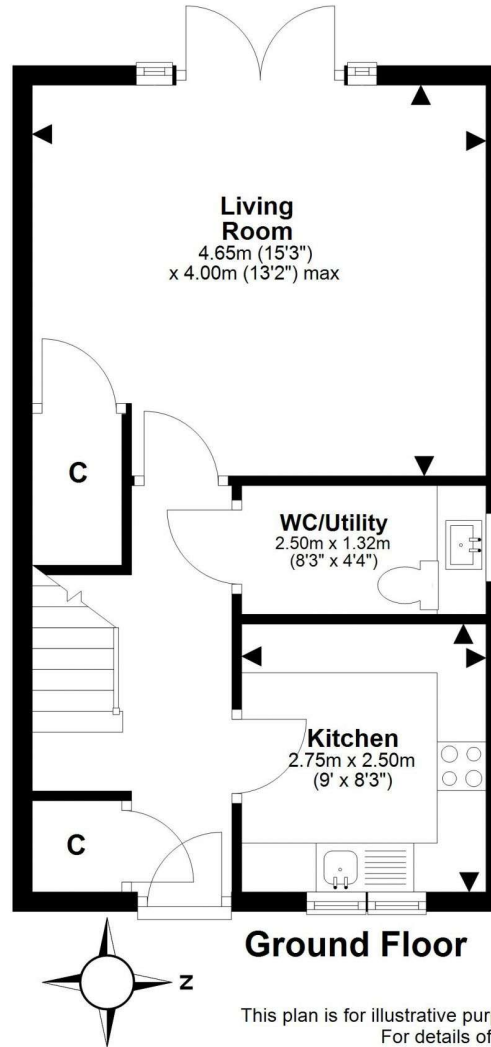
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property, bedroom wardrobes and drawers can be included at request. EPC: C. CT: D. Factoring: Scottish Woodland: Approx. £131 P/Y.

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.





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.