



18 Edenhall Crescent
MUSSELBURGH | EH21 7JN


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Well-presented two-bedroom end-terraced home set within a popular modern development in Musselburgh to the East of Edinburgh. The property will make an ideal home for a couple, small family/investor and comprises of an entrance hallway, a bright and spacious living room, fully fitted kitchen that has access to the rear garden and currently comprises the washing machine, gas hob, oven and fan.

Upstairs you will find a hallway leading to two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath. The property benefits from gas central heating, double glazing and externally there are private gardens to the front, side and rear made up of an astro, a patio and a shed. Early viewing is highly recommended to avoid missing out.

- Two Bedroom End Terraced Home
- Spacious living room
- Fitted kitchen with access to garden
- Bathroom with shower over the bath
- Two bedrooms with built in storage
- Ample storage throughout including Attic
- Gas central heating and double glazing
- Private front, side and rear gardens

Fridge freezer, washing machine, oven, hob and fire in living room included in sale, included in sale. EPC Rating D.

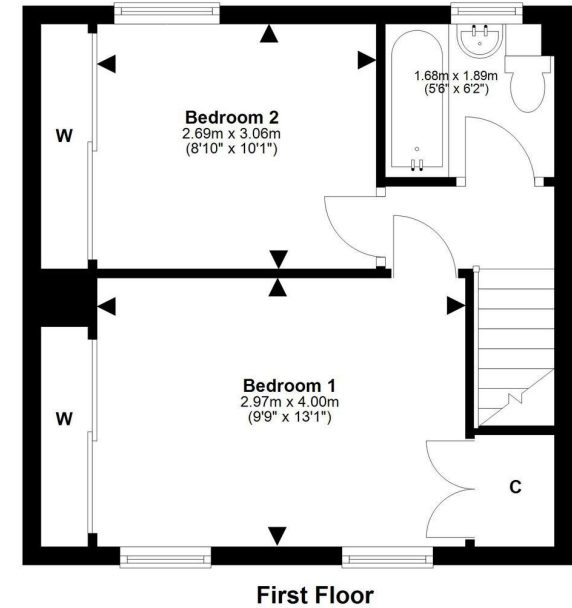
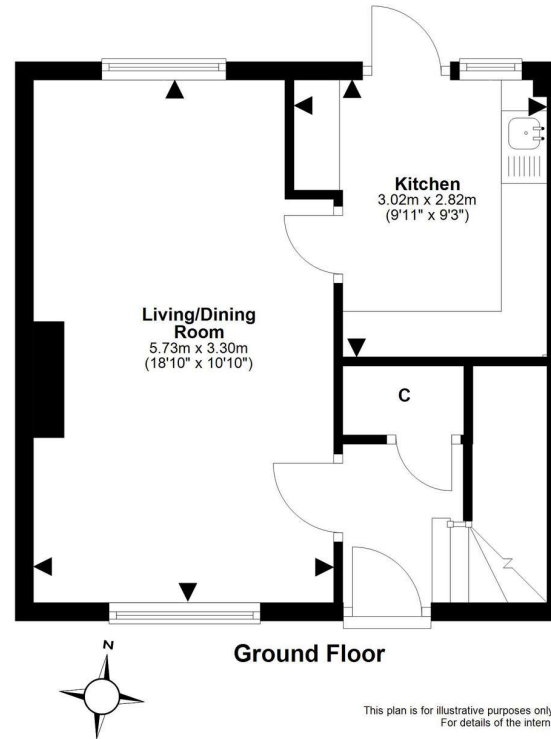
There are no factoring charges associated with this property.

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. 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.





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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