



31 Lewisvale Court
MUSSELBURGH | EH21 7HL

warners
solicitors & estate agents



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Warners are delighted to present this charming terraced home located in the popular coastal town of Musselburgh.

This beautifully presented property offers bright and spacious accommodation throughout, making it an ideal home for first-time buyers, young families, or those looking to downsize.

On the ground floor, a welcoming entrance hallway leads to a generously proportioned dual-aspect lounge and dining area, featuring a stylish fireplace that creates a lovely focal point for the room. The well-appointed kitchen is fitted with a range of modern base and wall units, offering excellent storage and workspace, with access to the rear garden.

Upstairs, there are two comfortable bedrooms, both benefiting from ample natural light and storage space. The fully tiled bathroom features a classic white suite, giving a fresh and contemporary feel.

Externally, the property boasts well-maintained, landscaped gardens to the front and rear, perfect for relaxing or entertaining outdoors. The home also benefits from a residents' car park, providing convenient off-street parking.

Located in a sought-after residential area of Musselburgh, the home enjoys easy access to local amenities, schools, transport links, and scenic coastal walks.

- Attractive terraced home in a sought-after Musselburgh location
- Bright dual-aspect lounge with feature fireplace
- Modern, well-appointed kitchen with ample storage
- Two comfortable bedrooms and stylish fully tiled bathroom
- Landscaped front and rear gardens, ideal for outdoor enjoyment
- Residents' car park providing convenient off-street parking

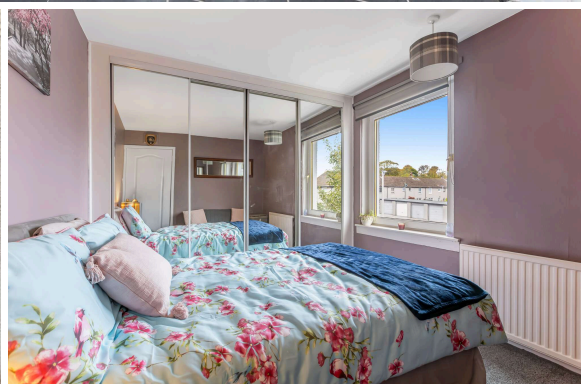
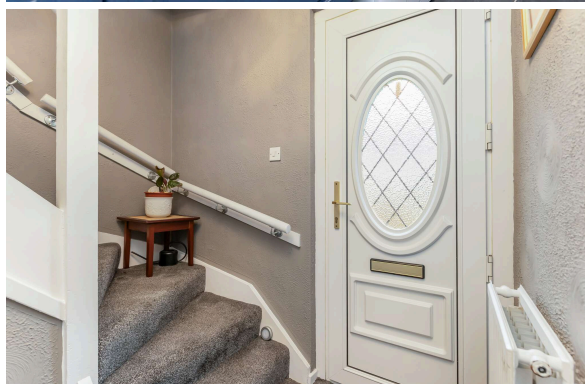
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

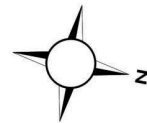
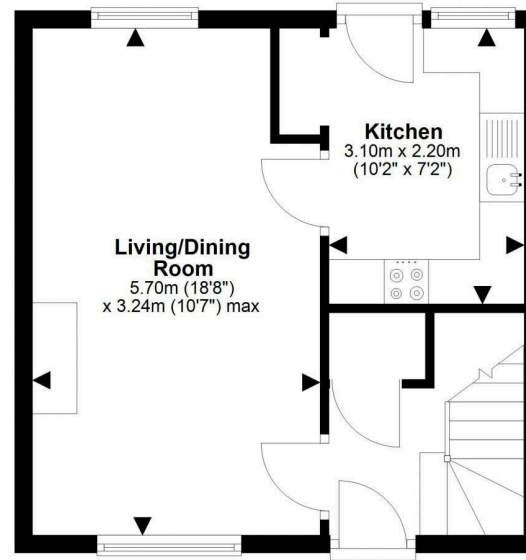


The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition 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. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.

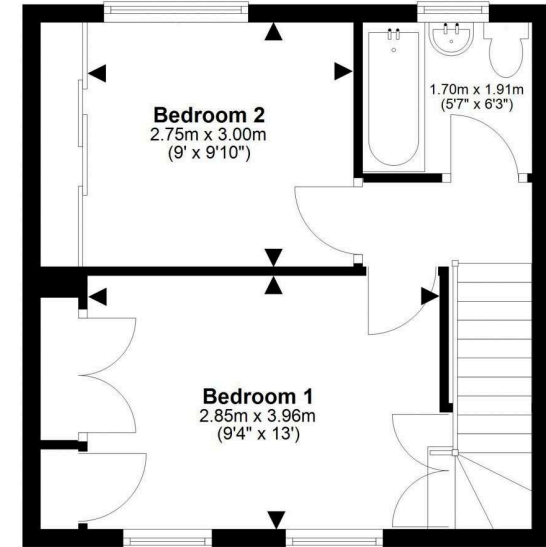
Energy Rating C and Council Tax band B

Washing machine, all window coverings (excluding living room), light fittings (except shade in bedroom 2 and chandelier in master bedroom) included in the sale. Flower beds will be left, however will not include plants from photos. Garden shed and tv brackets also not included in the sale.





Ground Floor



First Floor

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.