



15 Windlass Gardens
MUSSELBURGH | EH21 8GP

warners
solicitors & estate agents



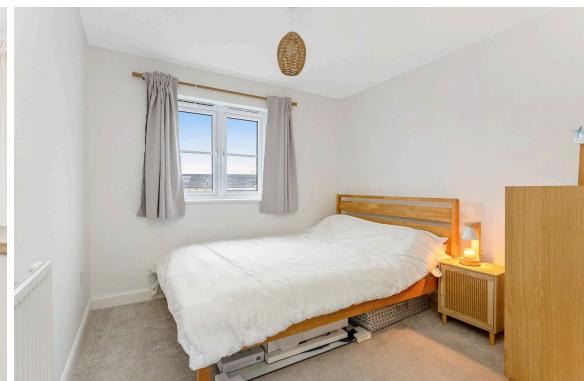
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Warners are delighted to bring to the market this impressive three-bedroom semi-detached home, quietly positioned within a highly desirable modern development in Wallyford. Presented in immaculate, walk-in condition and finished to an excellent standard throughout, the property will appeal to a wide range of buyers including professionals, couples and growing families, with superb local amenities and transport links offering swift access to Edinburgh and surrounding areas. Internally, the accommodation is bright, well-proportioned and thoughtfully laid out. A welcoming entrance hallway provides useful storage, leading to a spacious and airy lounge ideal for both everyday living and entertaining. To the rear, the contemporary kitchen/dining room is fitted with stylish units complemented by contrasting wood-effect worktops and incorporates a handy breakfast bar, creating a sociable and functional space. A separate utility room and a modern WC complete the ground floor. The upper level comprises a generous principal double bedroom with integrated wardrobes and a sleek en-suite shower room, a second well-proportioned double bedroom and a third bedroom offering flexible use as a home office, nursery or dressing room. Completing the accommodation is a modern family bathroom with shower over bath. Further benefits include solar panels, gas central heating and double glazing throughout. Externally, the property enjoys well-maintained private gardens to the front and rear, mainly laid to lawn and ideal for outdoor relaxation. A substantial driveway provides off-street parking with additional visitor parking available nearby. This stylish home represents an excellent opportunity within a popular and well-connected location, and early viewing is highly recommended.

- Welcoming entrance hallway with useful storage
- Bright and spacious lounge, ideal for relaxing and entertaining
- Contemporary kitchen/dining room
- Separate utility room and WC
- Principal double bedroom with integrated wardrobes and en-suite shower room
- Second double bedroom
- Third bedroom offering flexible use (office, nursery, or dressing room)
- Modern family bathroom with shower over bath
- Gas central heating, double glazing throughout and solar Panels
- Well-maintained front and rear gardens
- Generous driveway providing

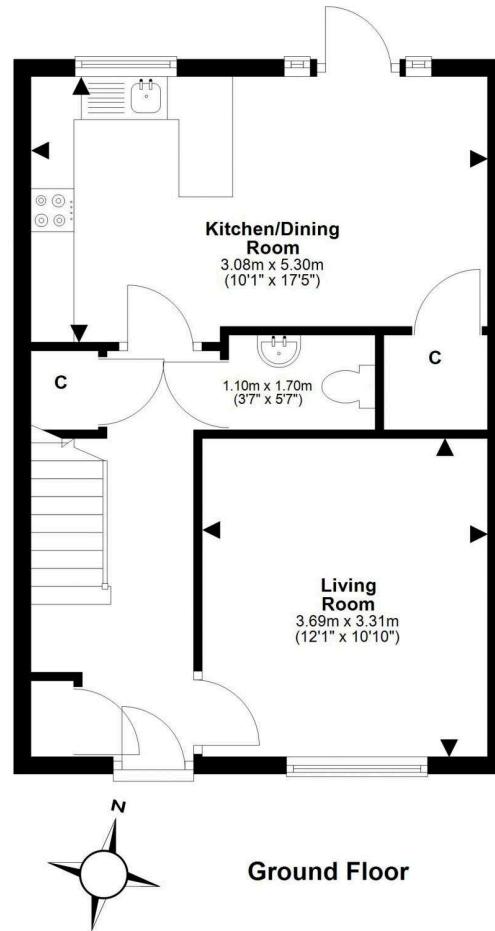
PRICE & VIEWING: Please refer to our website, www.warnerslslp.com or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property along with blinds and curtains. Kitchen window shutters will not be included. EPC: B. CT: E. Factoring: Approx. £58 P/Q to Hacking & Patterson.

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.

