



28 Arran Marches
MUSSELBURGH | EH21 7DQ

warners
solicitors & estate agents



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Warners are pleased to present this stylish and well-maintained three-bedroom end-terraced home, quietly positioned within a desirable modern development in the popular East Lothian town of Musselburgh. Offering bright, well-proportioned accommodation, private landscaped gardens and allocated parking, this attractive property will appeal to a wide range of buyers seeking a comfortable and practical home in an excellent location. The accommodation is entered via a welcoming hallway which provides useful built-in storage and access to a contemporary fitted kitchen, thoughtfully designed with ample worktop and cupboard space, making it ideal for both everyday living and entertaining. A convenient ground floor WC is also located off the hall. To the rear of the property, the generously sized living and dining room forms a superb family space, flooded with natural light and enjoying direct access via French doors to the enclosed rear garden. The rear garden has been attractively landscaped for ease of maintenance, featuring an astro lawn and a well-proportioned patio area, creating an ideal setting for al fresco dining, outdoor entertaining or relaxing in the warmer months. Upstairs, the property offers three well-presented bedrooms, including two comfortable doubles and a further single bedroom, ideal for a home office, nursery or guest room. The principal bedroom benefits from integrated wardrobes and a useful storage cupboard. Completing the accommodation is a modern family bathroom fitted with a stylish three-piece suite, shower over bath. Further highlights include gas central heating, double glazing, excellent internal storage including a floored loft, private front and rear gardens and an allocated parking space along with additional residents' parking. Combining modern design, practical living space and a sought-after setting, this attractive home represents a fantastic opportunity in a consistently popular location.

- Welcoming hall with storage
- Modern kitchen with well-appointed units and integrated appliances
- Large living/dining room with French doors to private rear garden
- Handy downstairs WC
- Main bedroom with integrated wardrobe and storage cupboard
- Two further bedrooms
- Stylish family bathroom with three piece suite, shower over bath
- Partially floored loft providing excellent storage with Ramsey ladder access
- Gas central heating and double glazing
- Front & rear landscaped gardens
- Allocated parking space and residents parking

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



All integrated kitchen appliances will be included in the sale of the property including washing machine, dishwasher and fridge freezer. Other items include custom built bed in bedroom 3, all blinds, garden shed and bin stores. Other items may be available with separate negotiation. EPC: C. CT: D. Factoring: Scottish Woodlands approx. £23 P/M.

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 along with local take away and farm shop. An efficient public transport system is in operation within the town, including a bus stop outside the property and rail links to Edinburgh city centre and other areas, whilst the city bypass is within easy reach. The property is only a 15 minute walk to the train station. Musselburgh also provides schools in both the state and private sector.



