

campbell  
smith

11 Park Gardens,  
Musselburgh,  
EH21 7JY

- Modern semi detached villa
- Ideal family sized accommodation
- Cul de sac setting
- Sitting room
- Dining kitchen with integrated appliances
- Conservatory
- Downstairs wc
- 3 bedrooms/master has an en suite shower room, 2 have built-in mirror wardrobes/1 with built-in storage
- Bathroom with shower over bath
- GCH/DG
- Driveway
- Enclosed rear grassed garden with patio & shed

Fixed Price : £275,000

espc / rightmove  / Zoopla /  /  / 

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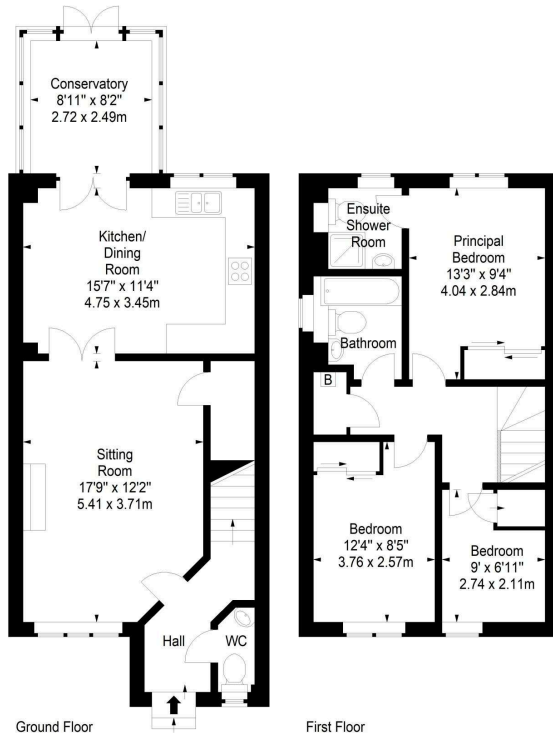




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Approx. Gross Internal Area  
1050 Sq Ft - 97.55 Sq M  
For identification only. Not to scale.  
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Extras  
The fitted carpets, blinds, curtains, white goods & shed are included.



Buses  
Pinkie Road - 26, 44, 108, N26, X26



Shops  
High Street plus Lidl & Tesco



Schools  
Musselburgh Primary and Secondary School



Parking  
Driveway



Council Tax Band E



EPC C



Factor  
Trinity, approx. £150 pa for the upkeep of communal green areas



Viewing  
Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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