



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 13 Arrow Crescent

Musselburgh, East Lothian, EH21 7EN



# 13 Arrow Crescent

This modern two-bedroom end-terrace house in coastal Musselburgh is immaculately presented, featuring freshly decorated, neutral interiors. The home also features a sunny, interconnected living room and breakfasting kitchen with a large storage cupboard and French doors leading to the garden, a family bathroom with a shower over the bath, and a separate guest WC. Additionally, 13 Arrow Crescent is accompanied by an allocated parking space, an enclosed rear garden with a shed, as well as easy access to local amenities, transport links and the beach.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Factor: The factor is managed by Scottish Woodlands at an approximate monthly cost of £20.69, including garden maintenance.

## Property Summary

- End-terrace house in Musselburgh
- Part of a modern development
- Freshly decorated neutral interiors
- Entrance hall with a WC
- Spacious living room, open to
- Contemporary breakfasting kitchen
- Sunny main bedroom with a wardrobe
- Versatile second bedroom
- Bathroom with an overhead shower
- Enclosed rear garden with a sunny aspect
- Wooden deck and a shed
- Private allocated parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £225,000









Sunny main bedroom with  
a wardrobe and a versatile  
second bedroom









Bathroom with an  
overhead shower and an  
enclosed rear garden with a  
sunny aspect







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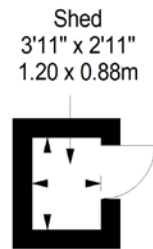
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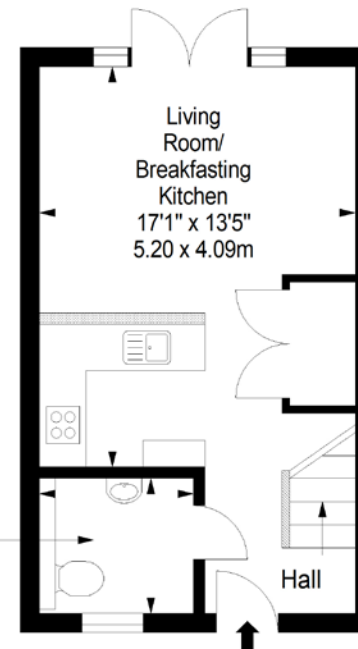
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Shed**  
Approx. 1.1 sq. metres (11.8 sq. feet)

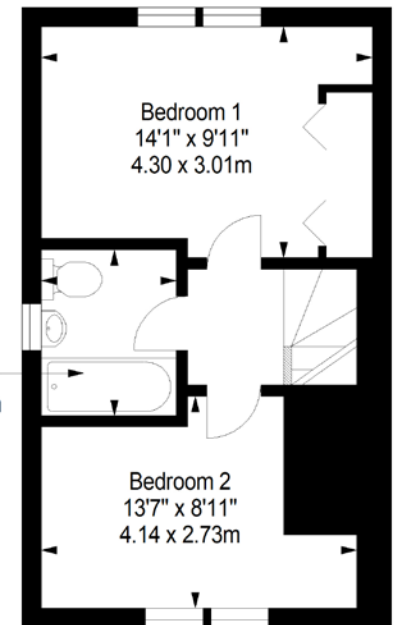


**WC**  
6'7" x 5'8"  
2.01 x 1.73m

**Ground Floor**  
Approx. 29.1 sq. metres (313.2 sq. feet)



**First Floor**  
Approx. 31.6 sq. metres (340.2 sq. feet)



Total area: approx. 60.7 sq. metres (653.4 sq. feet)