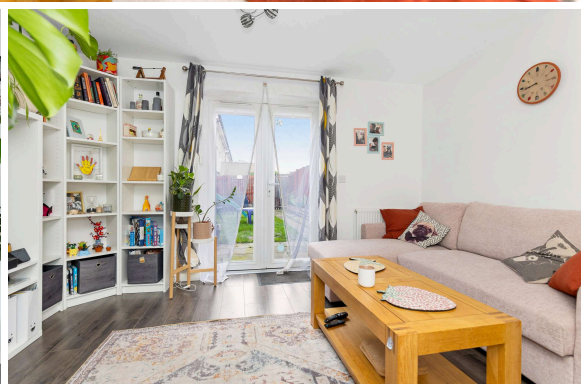




30 Arran Marches
MUSSELBURGH | EH21 7DQ


warners
solicitors & estate agents



30 Arran Marches

MUSSELBURGH | EH21 7DQ

Well-presented two-bedroom mid-terraced home set within a popular modern development in Musselburgh to the East of Edinburgh. The property will make an ideal home for a couple or small family and comprises of an entrance hallway, a downstairs WC, a bright and spacious living room with patio doors leading to the rear garden, a fully fitted attractive kitchen that currently comprises the washing machine, gas hob, oven and fan, dishwasher and fridge/freezer.

Upstairs you will find a hallway leading to two well-proportioned bedrooms, the master with built in storage and completing the accommodation is the bathroom with shower over the bath. The property also benefits from an allocated parking space, partially floored attic, solar panels, gas central heating, double glazing and externally there is a rear garden made up of a patio, lawn and raised beds. Early viewing is highly recommended to avoid missing out.

- Two Bedroom Mid-terraced Home
- Spacious living room with patio doors
- Fully fitted kitchen
- Bathroom with shower over the bath
- Two bedrooms, one with built in storage
- Ample storage including partially floored Attic
- Gas central heating and double glazing
- Private rear garden with patio and lawn
- Private allocated parking space

Please note the garden shed will not be included in the sale.

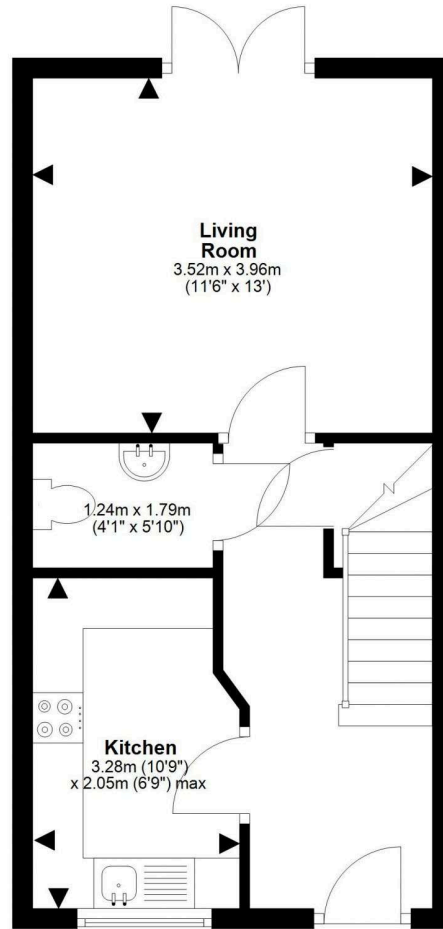
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



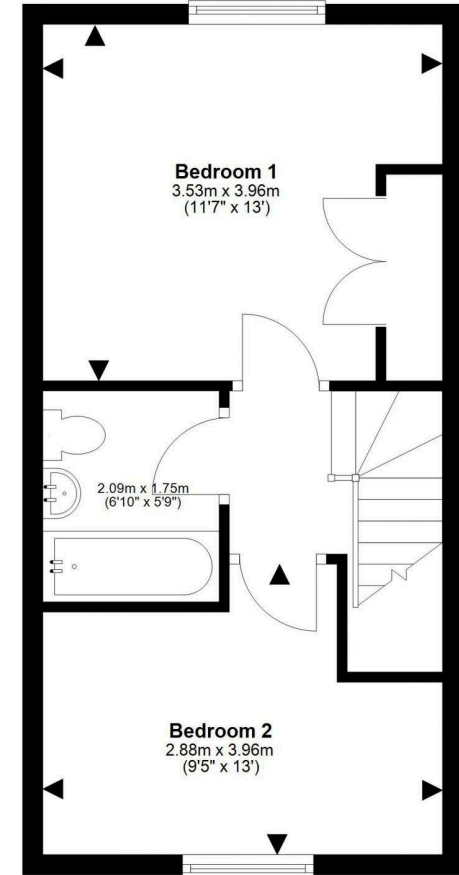
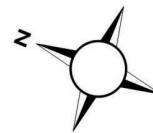
Energy rating A, Council Tax Band C

Fee payable to factor, Scottish Woodland, approx. £200 per year with £50 float.

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.



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.