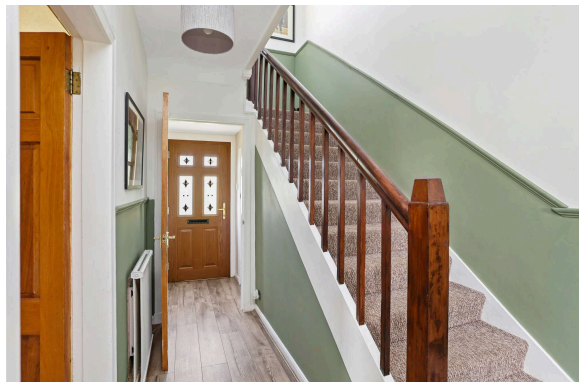




3 Windsor Park Terrace
MUSSELBURGH | EH21 7QN


warners
solicitors & estate agents



3 Windsor Park Terrace

MUSSELBURGH | EH21 7QN

Warners are delighted to present this bright and spacious end-terraced home, quietly positioned within a popular residential area popular residential area within walking distance to Musselburgh Racecourse and offering well-proportioned accommodation ideally suited to families, professionals and first-time buyers alike. Benefiting from private gardens, a driveway and excellent transport links nearby, the property is presented to the market in good decorative order throughout. The accommodation is entered via a welcoming vestibule with useful under stair storage leading through to the main hallway. To the front, the bright bay-windowed living room enjoys excellent natural light and features a living flame gas fireplace creating an attractive focal point. To the rear, the well-equipped dining kitchen offers a good range of wall and base units, generous worktop space, a useful pantry cupboard and ample room for dining furniture, with direct access to the rear garden making it ideal for everyday family living. The ground floor also benefits from a family bathroom fitted with a white three-piece suite and mains-operated shower over bath. Upstairs, there are three well-proportioned double bedrooms together with a deep airing cupboard and access to the attic providing excellent additional storage. Externally, the property enjoys beautifully maintained private gardens to both the front and rear. The enclosed front garden is mainly laid with mature planted borders, while the rear garden incorporates a lawn and patio area creating an ideal space for outdoor relaxing and entertaining. Further benefits include gas central heating, double glazing, a private driveway and unrestricted street parking nearby. Situated within easy reach of excellent local amenities, schooling and transport links, the property is ideally placed for quick access to the A1 and Edinburgh City Bypass, making it an excellent choice for commuters.

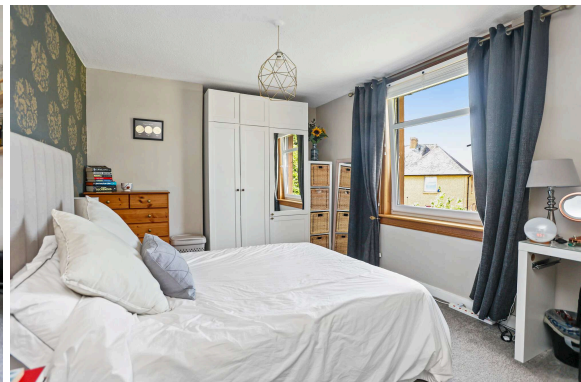
- Bright and spacious end-terraced home close to Musselburgh racecourse
- Welcoming entrance vestibule with storage
- Bright bay-windowed living room with living flame gas fire
- Well-equipped kitchen with pantry cupboard and access to rear garden
- Family bathroom with stylish white three-piece suite, shower over bath
- Three well-proportioned bedrooms
- Private front and rear gardens
- Private driveway and unrestricted street parking
- Gas central heating and double glazing

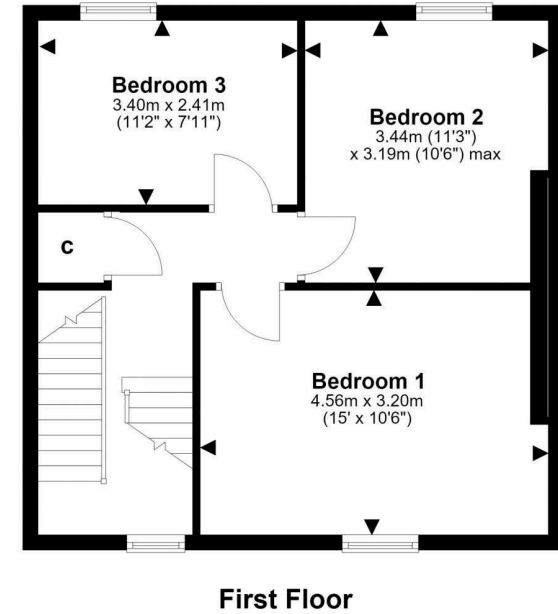
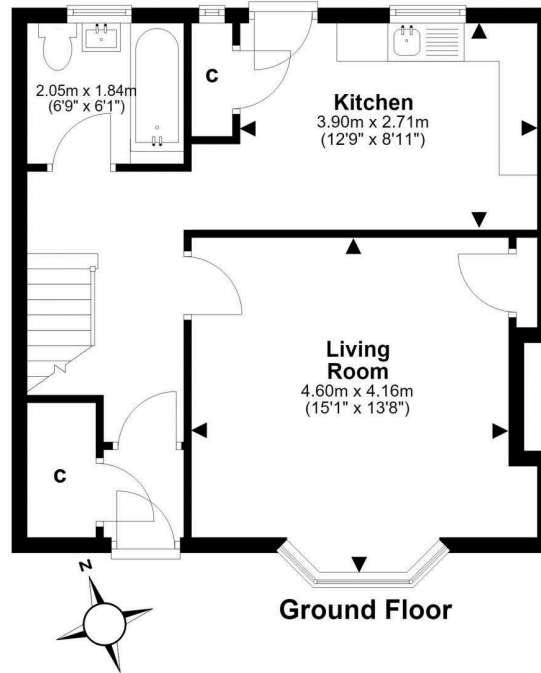
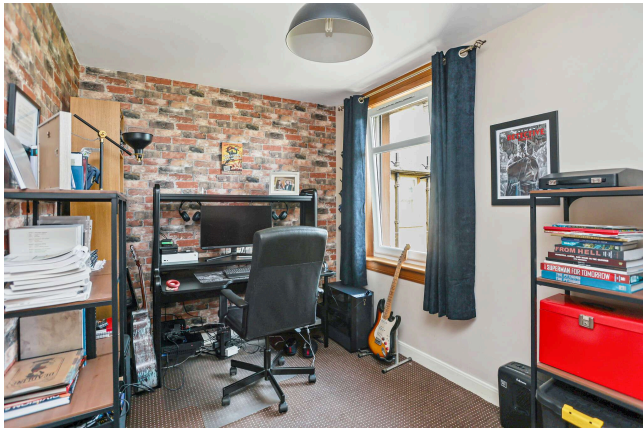
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated cooker and blinds will be included in the sale of the property, other kitchen appliances may be available with separate negotiation. EPC: C. CT: C.

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.
Plan produced using PlanUp.