



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5 Burns Wynd

Musselburgh, East Lothian, EH21 7DT

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Welcome to 5 Burns Wynd, a beautifully presented fully furnished three-bedroom end-terrace home set within a contemporary development in the popular coastal town of Musselburgh. Fresh, modern interiors and a thoughtfully designed layout create an inviting home, with French doors extending the living and dining space into the private rear garden. The stylish kitchen is well-equipped for everyday living, while three well-proportioned bedrooms provide comfortable and flexible accommodation. Ideally positioned close to local amenities, schools, transport links, and the scenic coastline, this home is perfectly suited to modern family life.

Extras: All fitted floor and window coverings, light fittings, furniture and integrated appliances are included in the sale. Factor: The factor is managed by Scottish Woodlands at an approximate yearly cost of £382, which covers communal area maintenance, including playgrounds, parks, etc.

Property Summary

- Fully furnished end-of-terrace house in Musselburgh
- Contemporary development near local amenities
- Attractively presented modern interiors throughout
- Entrance hall with storage and WC
- French-doored living and dining room
- Well-appointed kitchen with fitted units and appliances
- Sunny main bedroom
- Two more spacious bedrooms
- Bathroom with overhead shower
- Private garden, enclosed and lawned to the rear
- Private allocated parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £280,000







Bright, contemporary interiors include a spacious living and dining room, a modern kitchen, and three comfortable bedrooms







An enclosed rear garden
and private allocated
parking complete this
attractive home





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dream property!



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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.

