NEILSONS

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Offers Over

£255,000

33 Denholm Avenue

Musselburgh | East Lothian | EH21 6TX

A lovely two-bedroom semi-detached villa, quietly positioned within the popular coastal town of Musselburgh. Conveniently located close to an excellent range of local amenities, reputable schooling and convenient transport links, the property offers well-proportioned accommodation, private gardens and driveway parking. An ideal home for first-time buyers, couples and growing families alike.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Private gardens
- Driveway
- EPC Band - C
- Council Tax Band - D



Description

The welcoming entrance hallway provides access to the ground-floor accommodation. The bright and spacious bay-fronted lounge/diner offers a superb setting for both relaxing and entertaining, with a useful understairs storage cupboard providing additional practicality. The smartly finished kitchen is fitted with a range of units and incorporates a selection of integrated appliances. Partially tiled splashback areas and tiled flooring complete the space.



Upstairs, the first-floor landing provides access to the attic. There are two generously proportioned double bedrooms, both benefiting from fitted wardrobes and offering additional space for freestanding furniture. Bedroom two also benefits from a handy overstairs storage cupboard. Completing the accommodation is a contemporary, fully tiled bathroom, fitted with a rainfall shower over the bath and a heated towel rail.



Further benefits include gas central heating and double glazing.

Factor fees are payable of approximately £175 per annum.

Gardens & Parking

Externally, the property enjoys private gardens to both the front and rear. The front garden is laid to lawn, while the rear garden offers a combination of lawn, slabbed patio and a wooden deck, providing fantastic space for outdoor relaxation and entertaining. A private driveway provides off-street parking.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.









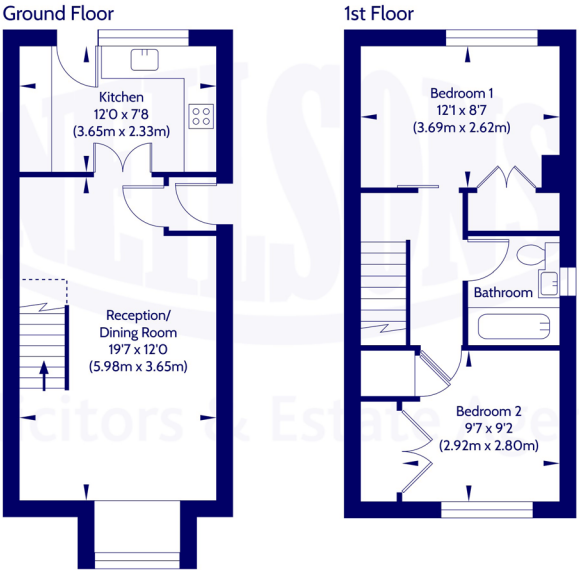
Location

Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. There is a frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within easy reach providing access to the North and South.





Approx. Gross Internal Floor Area 63 Sq M / 681 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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