

COULTERS[©]

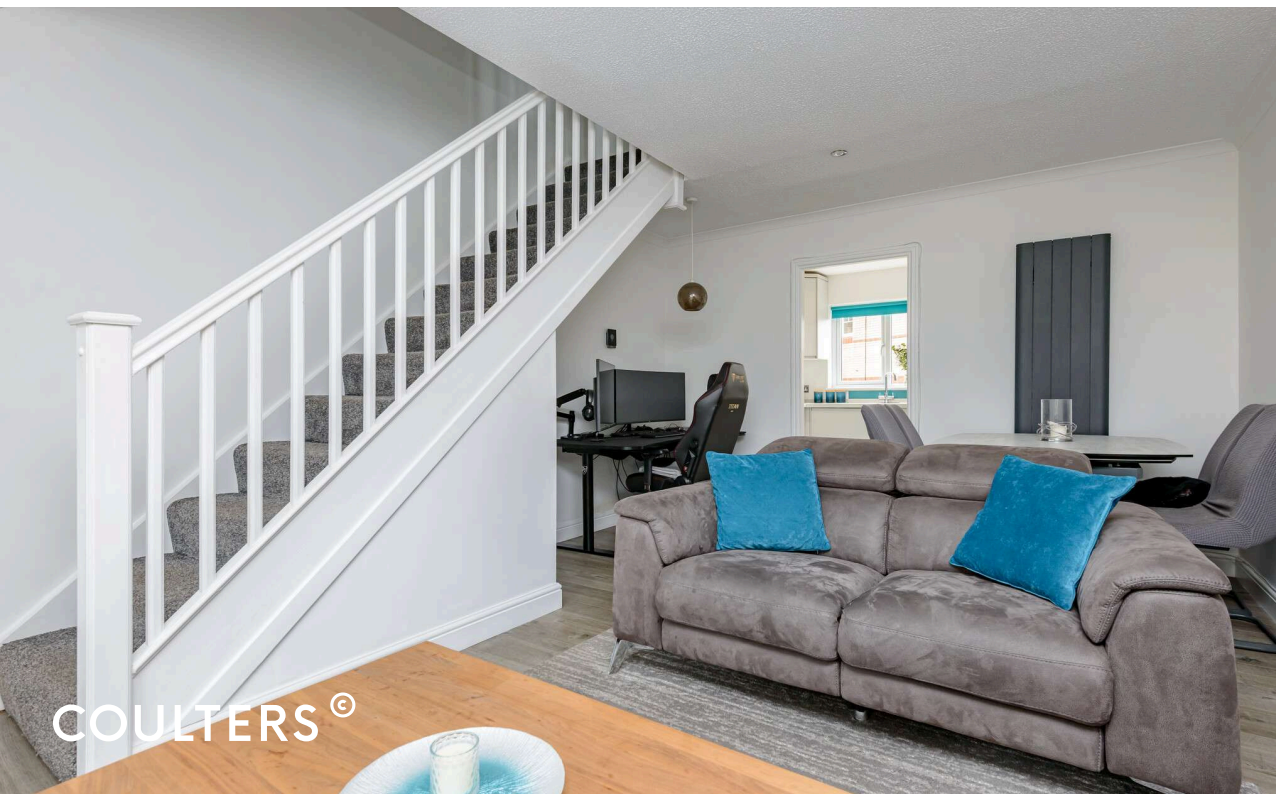
55 DENHOLM AVENUE

MUSSELBURGH, EAST LoTHIAN, EH21 6TY

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

55 Denholm Avenue is a stylish two bedroom end terrace house situated in a highly desirable and convenient location in the popular town of Musselburgh. Musselburgh Train Station can be reached on foot in under 5 minutes whilst an array of shops and eateries can be found in Musselburgh town centre and at Fort Kinnaird Retail Park.

A lovely park with a toddlers playground is situated just across the road from the house providing a green open outlook from the windows to the front.

KEY FEATURES



Well presented end terrace house in highly desirable location.



Sitting/dining room and modern kitchen with door to the garden.



Two double bedrooms and stylish bathroom.



Front and rear gardens.



Ample residents parking in front of the house.



A short walk from Musselburgh Train Station.



EPC Rating - C



Council Tax Band - D



The accommodation, which is immaculately presented throughout, comprises on the ground floor - entrance porch; sitting/dining room with understair storage cupboard; modern fitted kitchen with integrated appliances and door to the rear garden. A carpeted staircase leads to the first floor - two double bedrooms both with fitted wardrobes and recently renovated bathroom with heated towel rail. A hatch from the upper landing provides access to the floored attic via a Ramsay-style ladder.

To the front of the house there is a small gravel garden and a pathway with a secure gate leads down the side of the house to the rear garden. The enclosed rear garden is a good size being at the end of the terrace and enjoys the sunshine for most of the afternoon and evening. Parking to the front is by way of a Resident Parking Permit. The house has gas central heating and double glazing is fitted throughout.



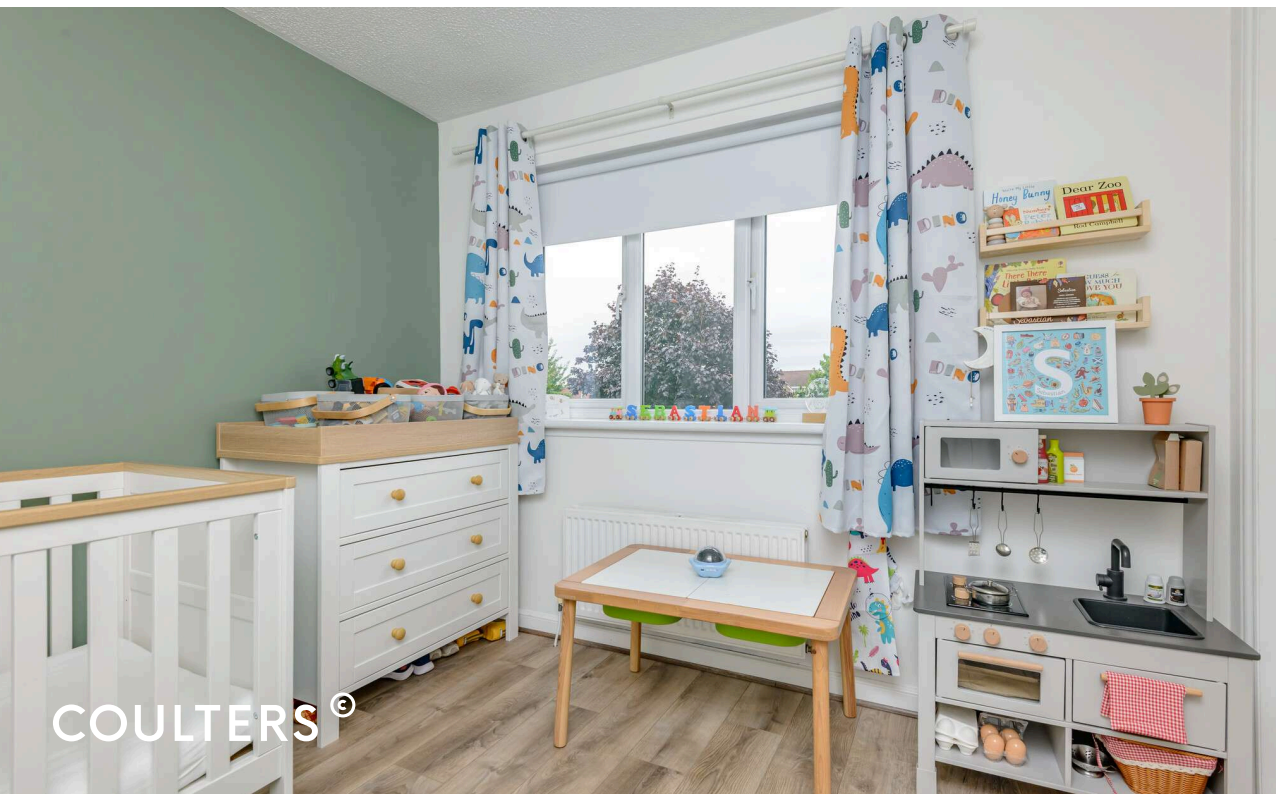


THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.

The town has a sports centre and an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant.

There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Stoneybank Primary School, Queen Margaret University and Musselburgh Train Station are all within a short walk, with the train to Edinburgh Waverley taking around 8 minutes.



EXTRAS

All fitted flooring, light fittings and blinds are included in the sale price, as are the integrated kitchen appliances.

Inveresk Residents Association are the factor for the development with charges of approximately £155 per year, covering maintenance of the communal grass, trees, hedges and bushes.

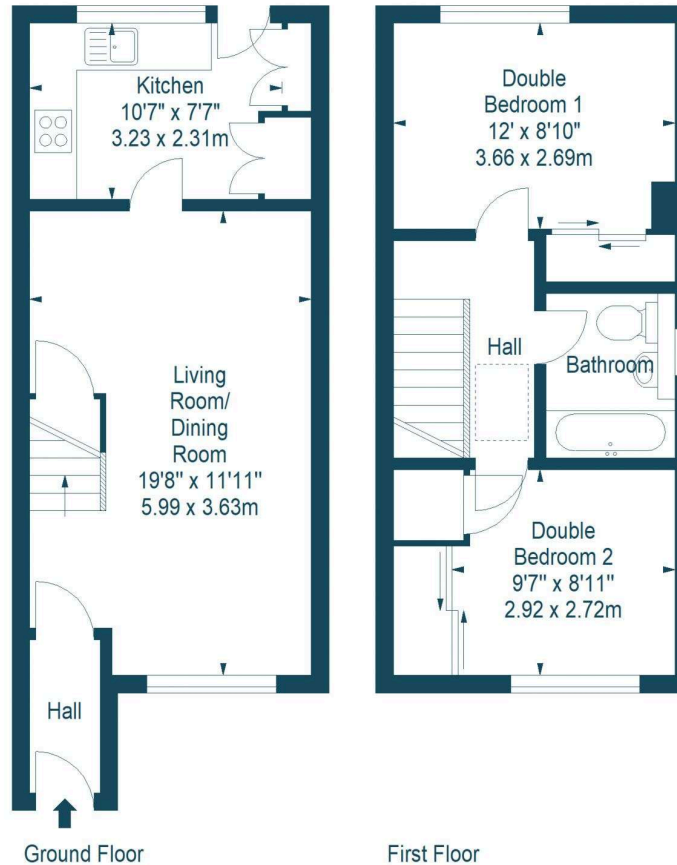
HOME REPORT VALUATION: £265,000



Denholm Avenue,
Musselburgh,
East Lothian, EH21 6TY



Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.