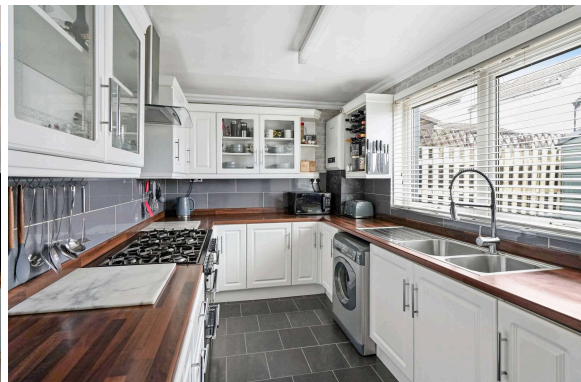




34 Edenhall Crescent
MUSSELBURGH | EAST LoTHIAN | EH21 7JH


warners
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34 Edenhall Crescent

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Nestled on a quiet street in the heart of Musselburgh, moments from excellent amenities, quick car and rail links and the vast open East Lothian countryside is this immaculately presented end terrace house. Boasting stunning interiors and manicured gardens this property is offered to the market in exquisite, move-in condition and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with feature fireplace, dining space and picture window, a contemporary kitchen with attractive units and garden access and following up a carpeted staircase the upper level enjoys two large double bedrooms, a third single bedroom or ideal home office or nursery and the home is completed by a stylish shower room. Further benefits include a generously sized attic room and extremely spacious landscaped front and rear gardens.

- Immaculate home in true move-in condition
- Quiet setting in the heart of Musselburgh
- Manicured front and rear gardens
- Welcoming hallway
- Bright lounge with feature fireplace
- Contemporary dining kitchen
- Three bedrooms and stylish shower room
- Free on street parking

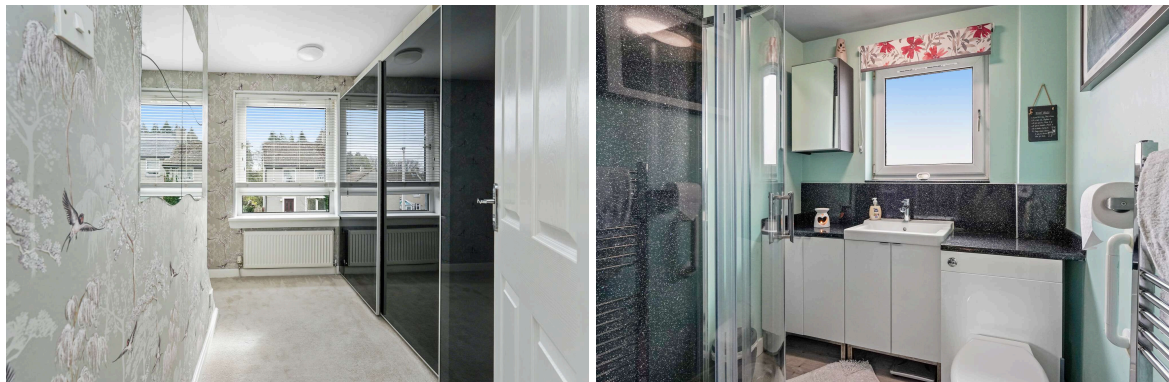
Council Tax: C , Energy Rating: C
No factor associated with this property

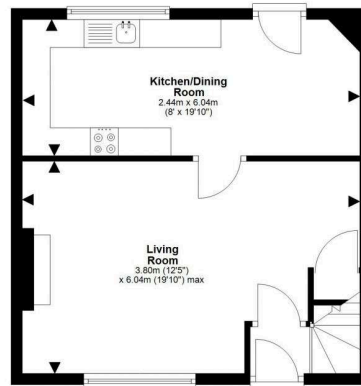
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



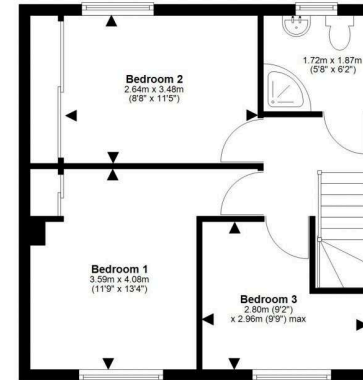
Extras: Fixtures and fittings, range cooker, washing machine, blinds, garden shed, outdoor gazebo, and bin store.
The fridge freezer, all curtains, and outdoor furniture will not be included in the sale.

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth just to the east of Edinburgh. Scenic walks can be taken along the beach or promenade past the harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with other 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 amenities. 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 shopping 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. Musselburgh also provides schools in both the state and private sector.

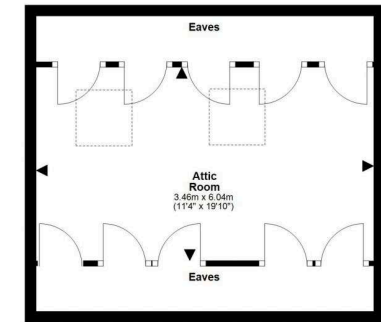




Ground Floor



First Floor



Second Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the external floor area, please refer to the Home Report.