



10 Newhailes Crescent  
MUSSELBURGH | EH21 6DS

  
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solicitors & estate agents





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Well-presented four-bedroom semi-detached home in the sought after Musselburgh, just to the East of Edinburgh and well placed for easy access to the City Centre, the bypass, and rest of East Lothian alike.

This family home is presented to the market in move in condition and provides comfortable and light filled space, with stylish contemporary finishes, and comes complete with an enclosed sunny garden, with conservatory, decking, and pizza oven area.

This stunning home comprises welcoming entrance hallway, spacious living room with a bay window, fireplace and storage cupboard, dining room conservatory with patio doors to a decking and large rear garden. The kitchen currently comprises a gas hob, oven and fan, fridge/freezer, washing machine, and wine fridge. There are four well-proportioned bedrooms and a further reception room with a wood burning stove giving a focal point to the room. Completing the accommodation is the bathroom with shower over the bath.

The property also benefits from gas central heating, double glazing, a front driveway, front, and rear gardens made up of an apple tree, a decking, sheds, a pizza oven area and benefits from an outside tap.

Council Tax F and Energy Rating C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.







- Four bedroom semi-detached bungalow in sought after area
- Spacious living room with bay window
- Beautiful dining kitchen with patio doors out to the rear garden
- Four bedrooms
- Two reception rooms and further Conservatory
- Front and rear gardens
- Front driveway
- Gas central heating & double glazing

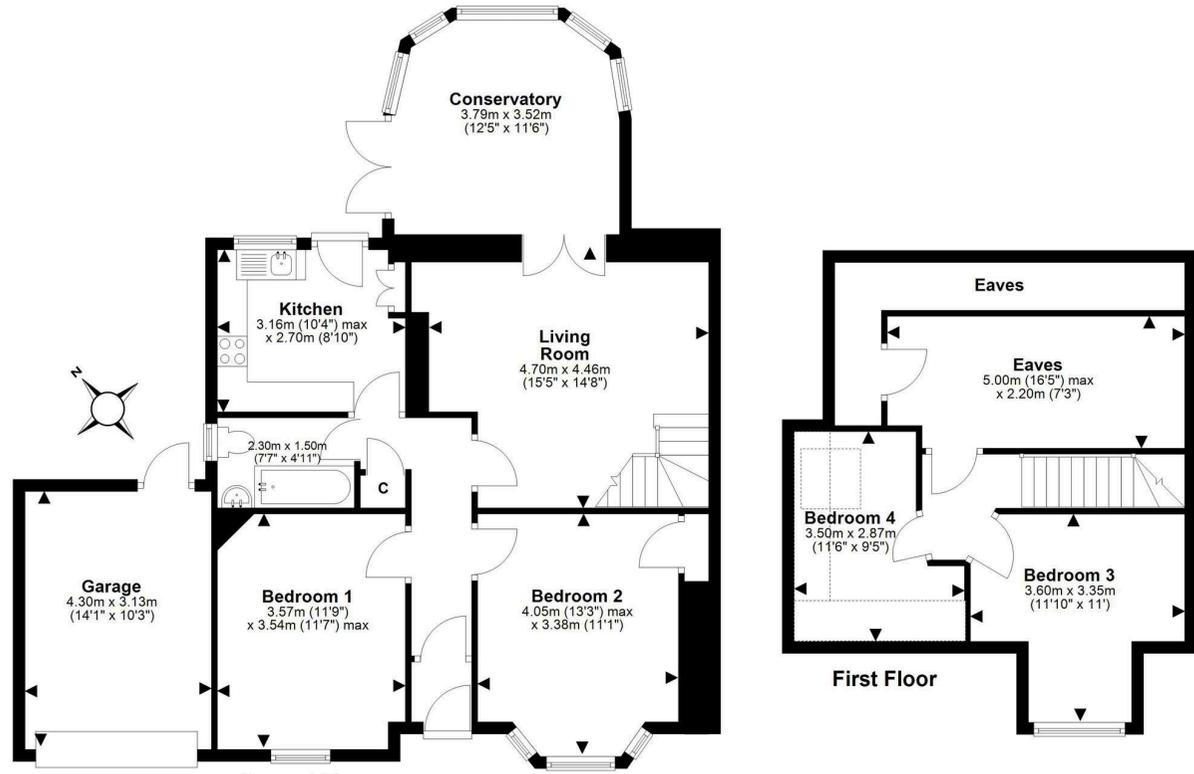
All fixtures and fittings will be included in the sale, excluding the TV bracket in the living room and front room. The sale will also include, the downstairs wardrobe and upstairs double bed.



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 store. Further shopping is available nearby at Asda and The 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. 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.