



5 MAYFIELD CRESCENT

Musselburgh, East Lothian EH21 6EZ



1

Public Room



2

Bedrooms



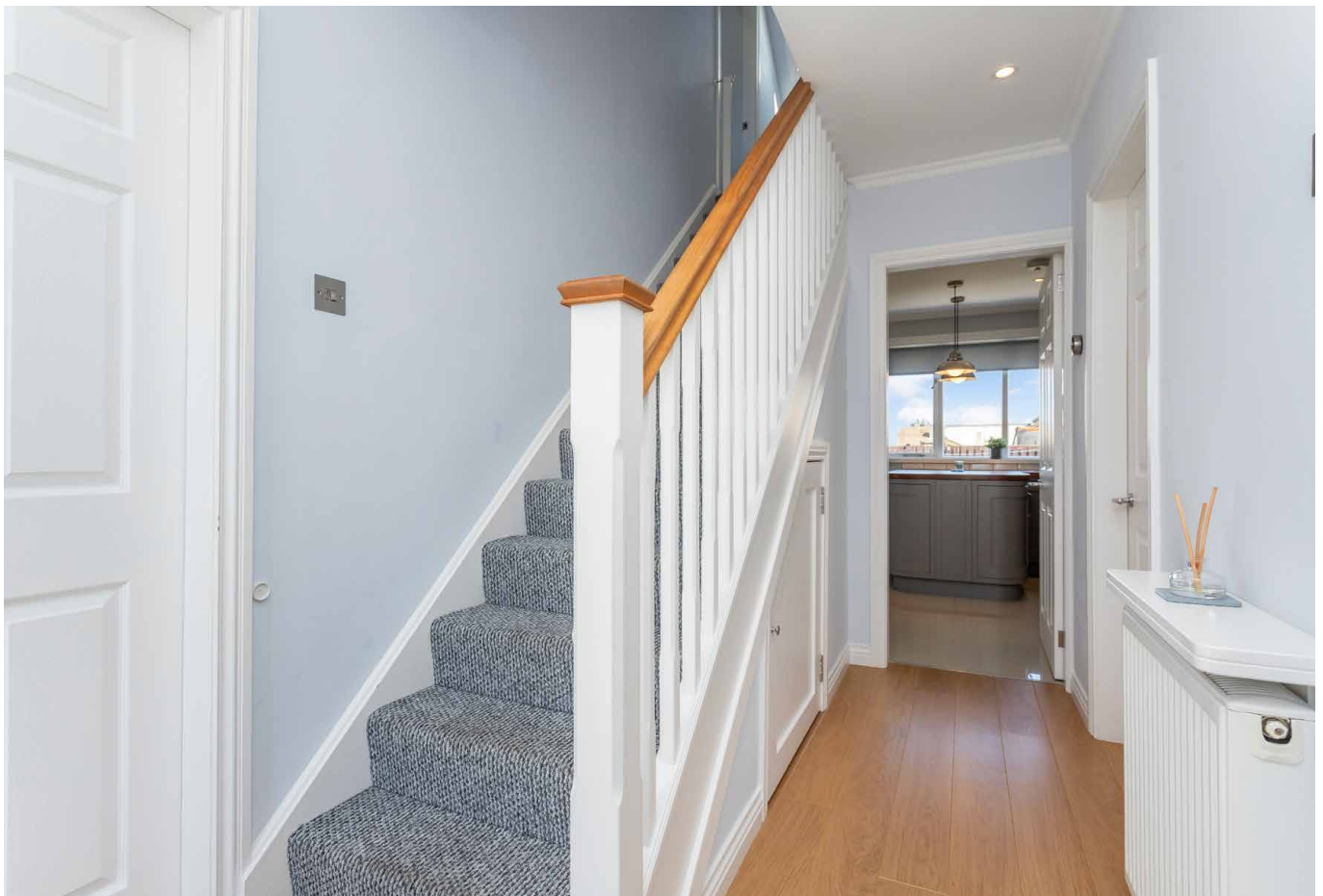
1

Bathroom



5 MAYFIELD CRESCENT

Enjoying a peaceful residential setting in Musselburgh, this attractive two-bedroom end-terrace chalet bungalow offers bright, well-presented accommodation arranged over two levels. A welcoming hall leads to a spacious dual-aspect living/dining room with a wood-burning stove, alongside a stylish breakfasting kitchen with a central peninsula and adjoining utility room. The ground floor also includes a modern shower room, while upstairs are two double bedrooms and useful eaves storage. Outside, the property benefits from a generous monoblock driveway and an enclosed rear garden with lawn, raised planting, a decked seating area, and a substantial timber shed, ideal for relaxing and entertaining outdoors.







EPC
RATING



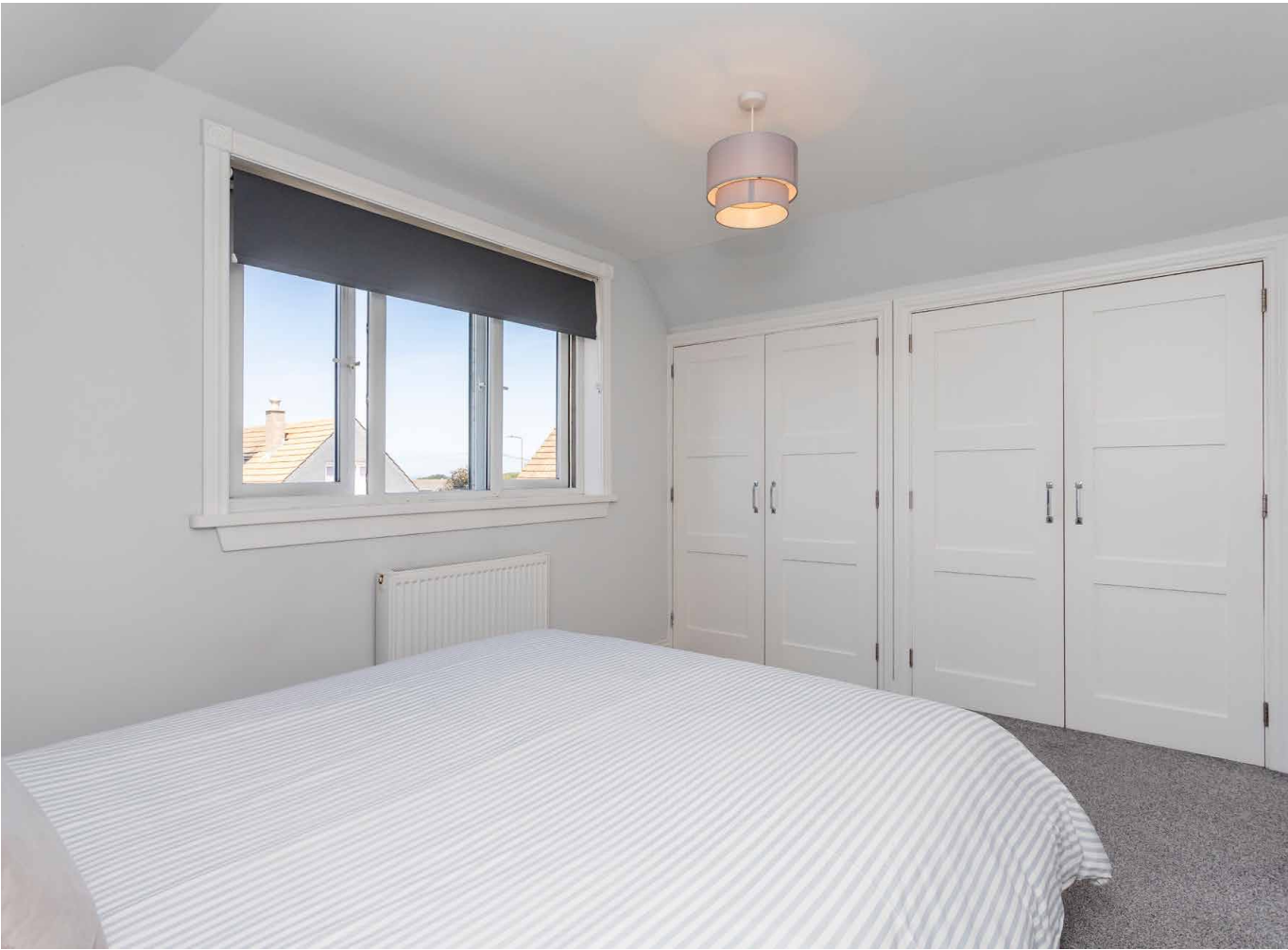
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Attractive two-bedroom end-terrace chalet bungalow
- Peaceful residential setting in Musselburgh
- Bright, well-presented interiors throughout
- Welcoming entrance hall with useful storage
- Spacious dual-aspect living/dining room
- Stylish breakfasting kitchen with a central peninsula
- Separate utility room with garden access
- Modern ground-floor shower room
- Two double bedrooms and useful eaves storage
- Gas central heating
- Enclosed rear garden with timber shed
- Monoblock driveway with space for multiple vehicles





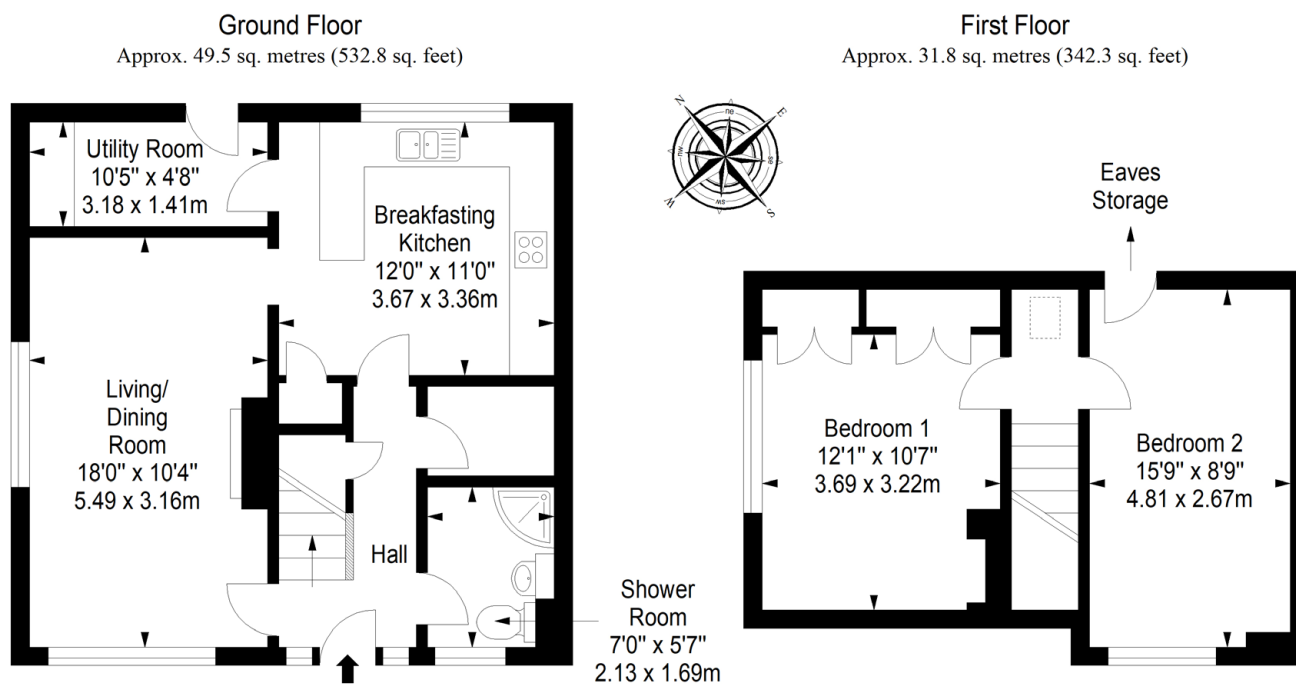


Extras: All fitted floor and window coverings and light fittings are included.



MUSSELBURGH, EAST LoTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular day/night bus services and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



Total area: approx. 81.3 sq. metres (875.1 sq. feet)

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