

OFFERS OVER £430,000

24 Woodside Gardens  
Musselburgh, EH21 7LJ

drummond miller  
Solicitors & Estate Agents



- Rarely available 1950's detached bungalow
- Livingroom, diningroom/bedroom 4
- Modern Fitted kitchen
- Three bedrooms, large floored attic
- Family bathroom with shower
- Gas central heating and double glazing
- Enclosed front, side & rear gardens. Paved driveway and garage
- EPC Band D, Council tax band F

#### Description

Rarely available 1950's detached bungalow offering spacious (106m sq) and flexible family accommodation. The property is in excellent decorative order and comprises an entrance vestibule, hall with two storage cupboards, front facing livingroom with box bay window and gas fire set in an attractive surround, rear facing diningroom or fourth double bedroom, side facing modern fitted kitchen with appliances, three further generous bedrooms and finally, the side facing fully tiled family bathroom with three piece white suite and separate shower cabinet with electric shower. There is a large floored attic which provides potential for conversion subject to the relevant local authority approval.





## Location

Woodside Gardens is a delightful hidden gem, it is a small cul de sac quietly positioned off Linkfield Road and Beulah in the popular East Lothian Town of Musselburgh. Pleasantly positioned close to Musselburgh's renowned Race Course. With the High Street just a short walk away, the property is conveniently placed for access to many day-to-day shopping requirements and the bustling Town Centre offers a wide selection of bars, cafes and restaurants. As mentioned Musselburgh boasts its Racecourse, a lovely Harbour and the Lagoons which are popular with bird watchers. There are pleasant strolls available along the banks of the River Esk, the Promenade and around the Harbour. The nearby Fort Kinnaird Retail Park offers a range of many high-street named shops and stores and of course Edinburgh's City Centre is easily accessible by way of car, excellent bus services and Wallyford Train Station which also links with Glasgow and North Berwick. The A1 and City of Edinburgh By-Pass are also on hand providing easy access to the main Scottish motorway network system, providing an ideal base for the commuter. Educational facilities are well served including reputable private and state schools together with the nearby Queen Margaret University.

## Gardens & Parking

There are mature gated front garden which has lawn, established borders with a variety of plants, shrubs and trees and a paved driveway which leads to the single garage with up and over front door, door to rear, power and light. The enclosed side and rear garden also has a lawn, established borders with mature plants, shrubs and a paved patio.

## Extras

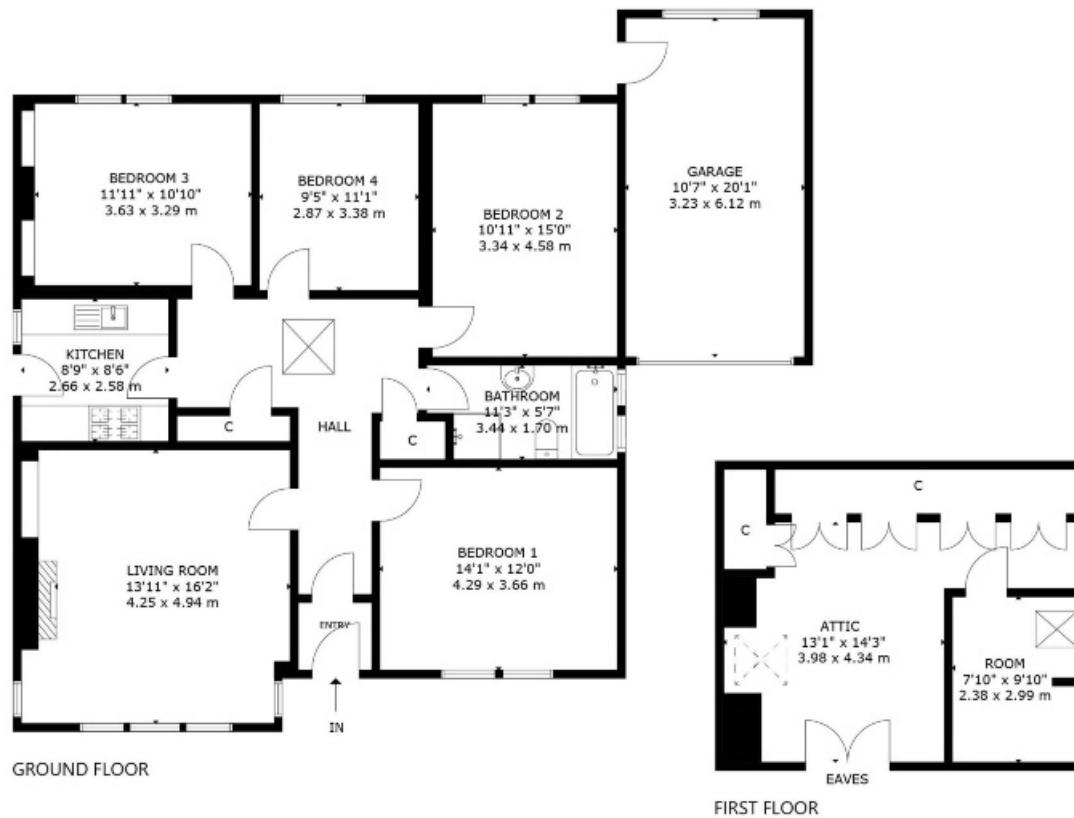
The sale price includes the fitted floor coverings, blinds, integrated gas hob and oven, fridge and freezer.

## Home Report

The property has been valued at £435,000 and the Home Report is available from the ESPC web site

## Viewing

By appointment with the Agent 0131 665 3131.



24 WOODSIDE GARDENS, MUSSELBURGH, EH21 7LJ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,608 SQ FT / 149 SQ M

All measurements and fixtures including doors and windows are  
approximate and should be independently verified.

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