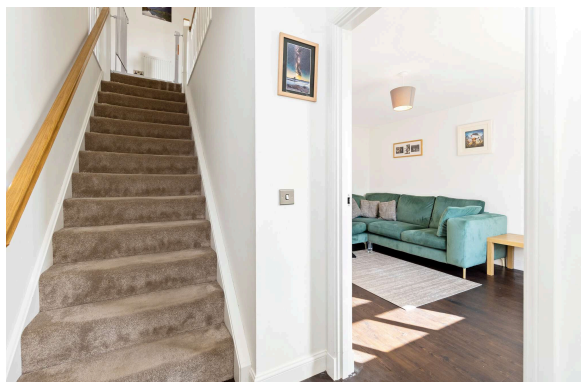




5 Benhar Road
MUSSELBURGH | EH21 8RR


warners
solicitors & estate agents



5 Benhar Road

MUSSELBURGH | EH21 8RR

Well presented detached villa set in a quiet, modern, manicured estate, moments from the train station, excellent amenities and vast open green spaces. Boasting a garage, driveway, and private front and rear gardens this property would make for a fabulous family home in a highly sought-after location. The accommodation comprises a welcoming entrance hallway with storage, bright front facing living room with under-stair storage, modern dining kitchen fitted with high gloss floor and wall units and a range of integrated appliances and doors leading to the enclosed rear garden with patio area, utility room off with space for appliances, and a handy wc completes the downstairs accommodation. The upper level benefits from a principal bedroom with built-in mirrored wardrobe and an en-suite shower room with electric shower cubicle, two further well-proportioned double bedrooms with built in storage, a single bedroom/nursery/study, and the home is completed by a stylish bathroom with mains shower over bath. Externally the fully enclosed rear garden is ideal for low maintenance with a patio area, ideal for entertaining

- Well presented detached modern villa close to Fort Kinnaird and train station
- Private front and rear gardens
- Garage and driveway
- Welcoming hallway
- Bright living room
- Contemporary dining kitchen with utility and WC off
- En-suite principal bedroom
- Two further double bedrooms and a single bedroom
- Stylish bathroom
- Gas central heating and double glazing

Council Tax: F , Energy Rating: C
Factor payable to James Gibb, Red Tree Magenta, 270 Glasgow Road, Glasgow. Approx. £40 per quarter

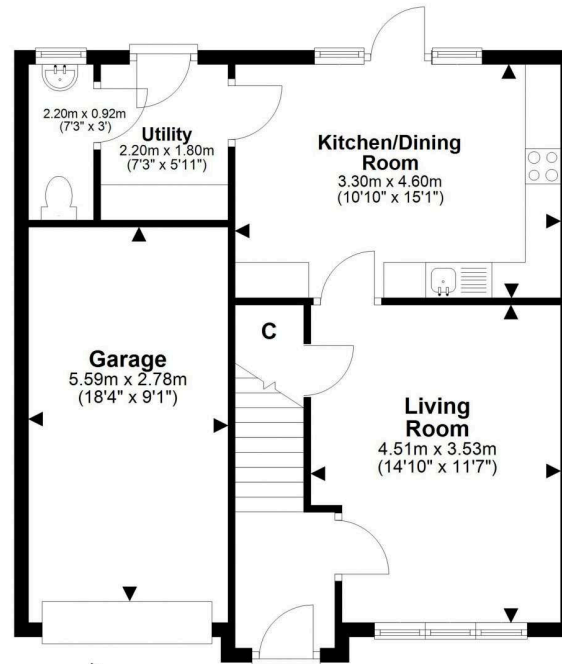
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



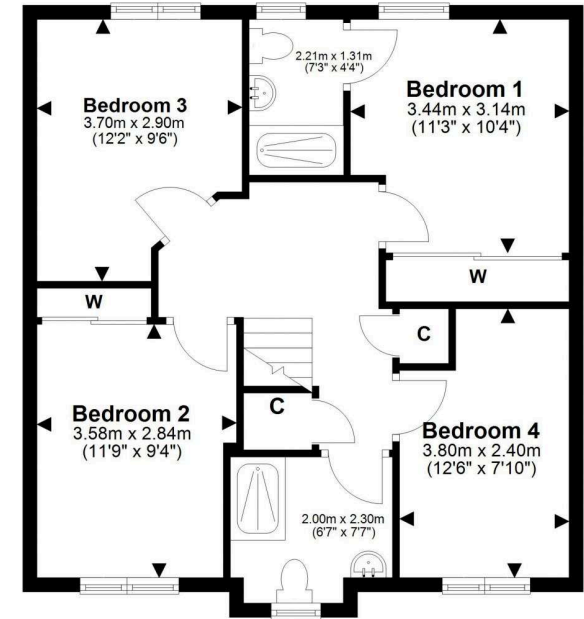
Extras: Fixtures and fittings, all blinds and curtains, oven, hob, dishwasher, fridge freezer, washing machine,

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 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 excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse 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 Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An excellent public transport system is in operation within the town, including regular 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

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.