

OFFERS OVER £475,000

26 Newhailes Avenue
Musselburgh, EH21 6DW

drummondmiller
Solicitors & Estate Agents



- Traditional, cleverly extended 1930's semi detached villa
- In true "move in" condition
- Livingroom, conservatory
- Modern fitted kitchen, diningroom, utilityroom
- Four bedrooms, master en suite, shower room and WC
- Gas central heating, double glazing
- Large garden to the rear. Driveway
- EPC Band C, Council tax band F

Description

This is an immaculate, generously proportioned and cleverly extended (144m sq) 1930's semi detached villa within this well established and much sought after residential area. The property is in true "move in" condition and benefits from gas central heating and double glazing throughout. Accommodation comprises reception hall, front facing livingroom with bay window, a modern fitted kitchen with integrated appliances which is open plan to the bright dual aspect diningroom with French doors leading to the Conservatory. There is a handy utility room located off the diningroom. The spacious master bedroom is located at ground level and is front facing with a bright, stylish en suite bathroom with three piece modern white suite and walk in shower cabinet. There is a handy ground floor shower room located off the hall which has a modern two piece white suite and walk in shower cabinet. A staircase with stained glass window to the rear leads to the upper landing which houses the WC, three generous bedrooms, all three with excellent storage and a hatch to the attic.





Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens and parking

The front garden has been monoblocked for ease of maintenance and provides off street parking. The large, beautifully maintained sunny rear garden is fully enclosed and has a large lawn, smaller lawn, wooden decking, paved patio areas, a wide variety of mature shrubs, plants and trees and a wooden shed.

Extras

All the blinds, integrated gas hob, oven, microwave, chimney style cooker hood, dishwasher, fridge and wooden shed are included within the sale price.

Home Report

The property is valued at £485,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





26 NEWHAILES AVENUE, MUSSELBURGH, EH21 6DW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,541 SQ FT / 143 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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