



18 Loretto Court
Musselburgh, EH21 6ST

A

"18 Loretto Court is a bright and spacious mid-terraced house nestled in a quiet cul-de-sac"

- ENTRANCE VESTIBULE
- SITTING/DINING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



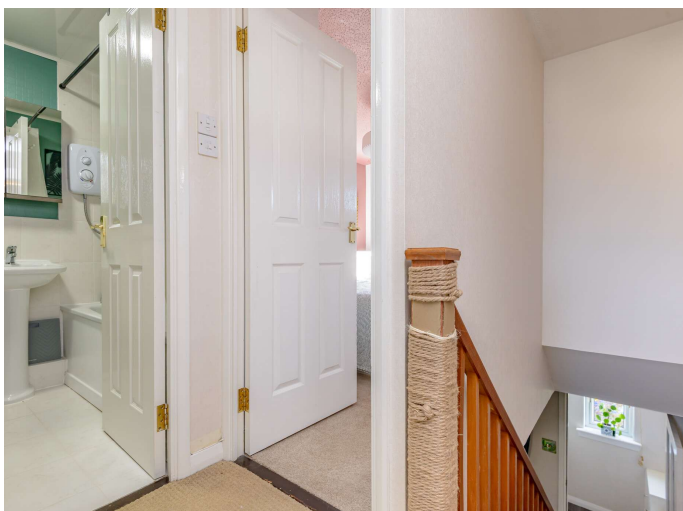
DESCRIPTION

18 Loretto Court is a bright and spacious mid-terraced house nestled in a quiet cul-de-sac in the heart of sought-after Musselburgh. The accommodation comprises: entrance porch vestibule; expansive sitting/dining room with natural light flooding in and an open plan staircase; modern kitchen with access to the conservatory; upper landing leading to double bedroom one with cupboard space; double bedroom two and bathroom with electric shower over bath. Further benefits are double glazing; white storage electric heating; easily maintained front and rear gardens with enclosed rear garden with decking and garden shed and on street residential parking.

EPC RATING

The energy efficiency rating for this property is band D.

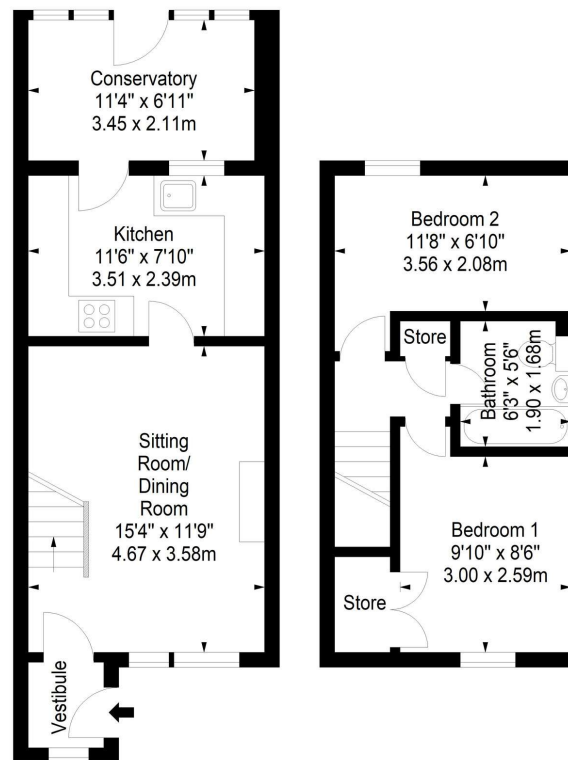
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Musselburgh, EH21 6ST



Approx. Gross Internal Area
663 Sq Ft - 61.59 Sq M
For identification only. Not to scale.
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Ground Floor

First Floor

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