



21 Arran Marches
MUSSELBURGH | EAST LOTHIAN | EH21 7DQ

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solicitors & estate agents



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Set in the heart of a modern, manicured development in the heart of Musselburgh, moments from excellent amenities, quick transport links and vast open green spaces is this well-presented end terrace house. Boasting private gardens, resident's parking, loft storage, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with generous dining space and French doors to the garden, a contemporary kitchen with attractive units and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms, a third single bedroom and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed, secluded South facing rear garden is mainly laid to lawn with a paved section - perfect for entertaining.

- End terrace house in the heart of Musselburgh
- Private south-facing rear garden and resident's parking
- Welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen
- Three bedrooms
- Main bathroom and a W/C

Council Tax: D , Energy Rating: C

Factor: Payable to Scottish Woodlands, Approx. £110 per year

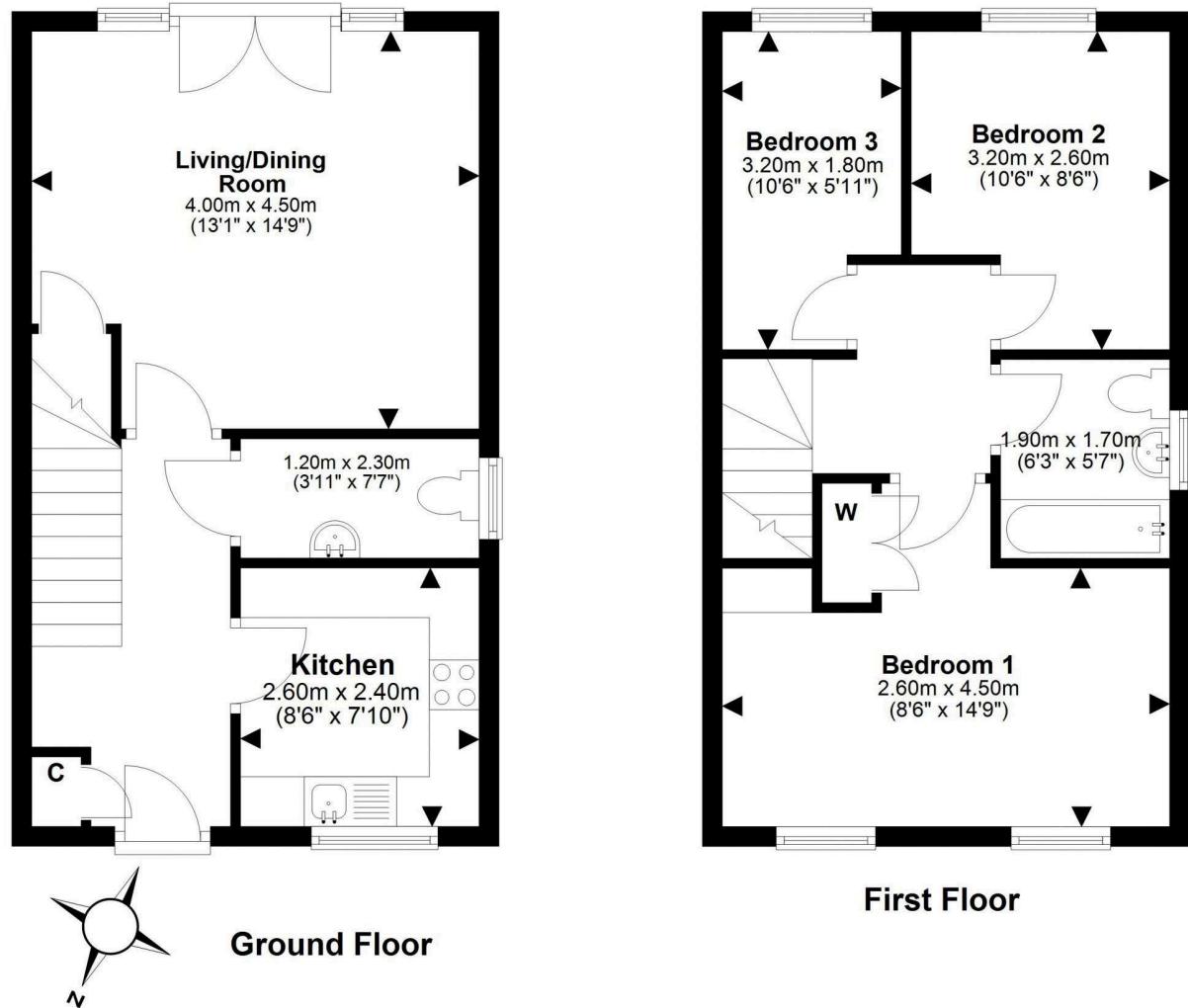
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Extras: Fridge freezer, dishwasher, oven, hob, curtain railings and fitted shoe rack to be included in the sale.

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 beach or 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 other excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure amenities. 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 shopping complex. An efficient public transport system is in operation within the town, including 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.





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.