



2 ARROW CRESCENT

Musselburgh, East Lothian, EH21 7EN



1

Public Room



3

Bedrooms



2

Bathrooms

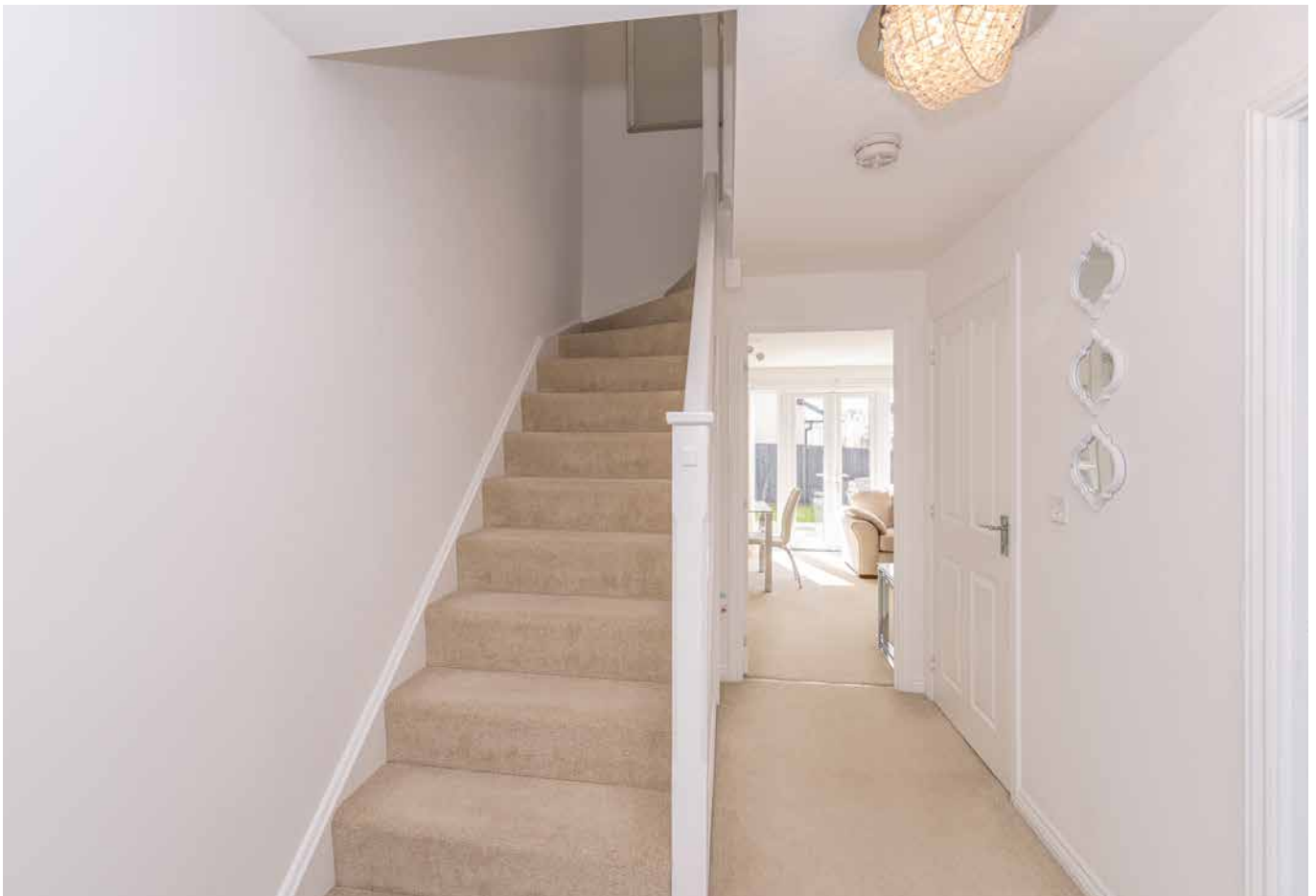


2 ARROW CRESCENT

This three-bedroom end-terrace house in a quiet residential setting in coastal Musselburgh offers fresh, neutral interiors and a modern layout, along with private gardens, an allocated parking space and on-street parking. The bright living/dining room opens via patio doors to the south-facing rear garden, creating an easy indoor-outdoor flow, while the contemporary kitchen is neatly finished with quality worktops and fitted units. The bedrooms are well-proportioned, including a principal bedroom with an en-suite shower, and are complemented by a stylish family bathroom and a convenient ground-floor WC.

Ideally positioned, 2 Arrow Crescent enjoys a quiet yet well-connected setting within easy reach of local amenities, schools, and transport links, including Wallyford and Musselburgh train stations, the park and ride, and the beach, making it perfectly suited to modern family living. The nearby High Street offers a variety of shops, cafés, and everyday conveniences, while regular bus links provide swift access to central Edinburgh.

Factor: The factor is managed by Scottish Woodland at an approximate monthly cost of £15.







B
EPC
RATING

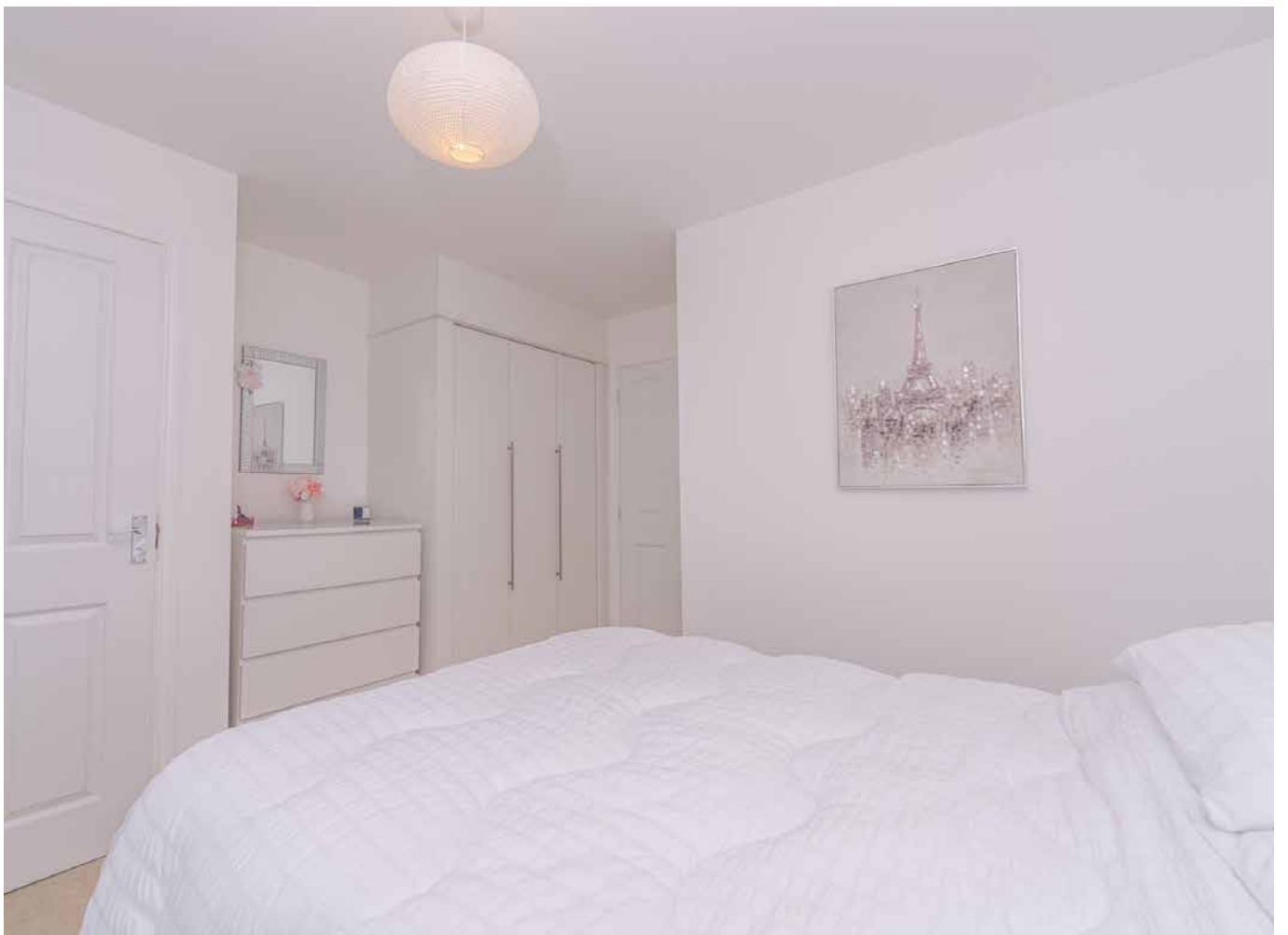
D
COUNCIL
TAX BAND

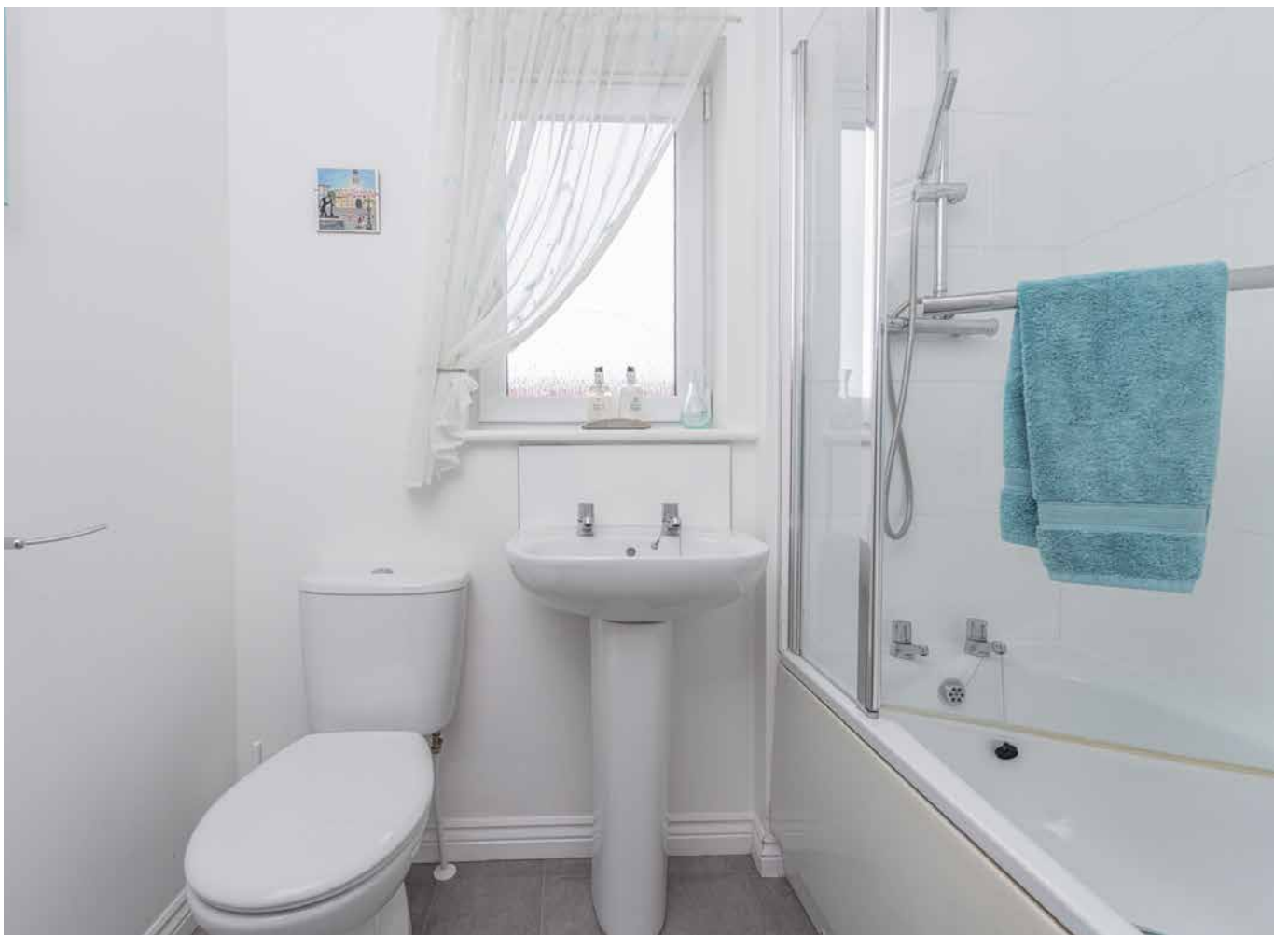
VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- 3-bedroom end-terrace house in Musselburgh
- Part of a modern, well-maintained development
- Freshly decorated throughout in neutral tones
- Entrance hall with storage and guest WC
- Spacious living/dining room with patio doors to the garden
- Modern kitchen with fitted units and integrated appliances
- Principal bedroom with built-in wardrobe and en-suite
- Two further bedrooms (one with a fitted wardrobe)
- Family bathroom with overhead rainfall shower
- Private gardens, south-facing to the rear with patio seating
- Allocated parking space and on-street parking
- Solar panels included in the sale









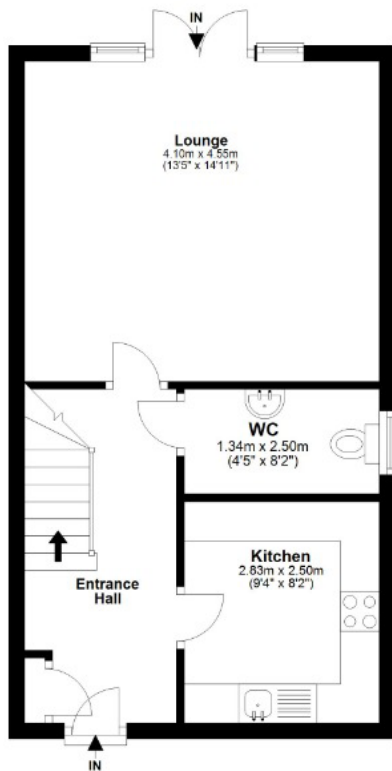
Extras: All fitted floor and window coverings, some light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



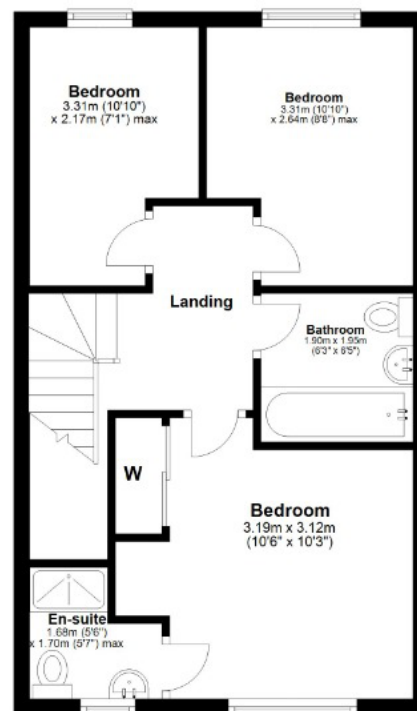
MUSSELBURGH, EAST LoTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

Ground Floor



First Floor



Total area: approx. 80.8 sq. metres (869.5 sq. feet)
2 Arrow Crescent, Musselburgh

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.