

KILGOUR

PROPERTY



10 Galt Crescent, Musselburgh, EH21 8HD





- Living/Dining Room
- Kitchen
- Conservatory
- 2 Bedrooms
- Shower Room
- Electric heaters
- Wood burning stove in Living Room
- Double Glazing
- Private Gardens
- Detached Garage
- Driveway
- Corner Plot
- Council Tax – Band C
- EPC – Band E

Viewing by appointment through selling agent on 0131 273 5233

Description

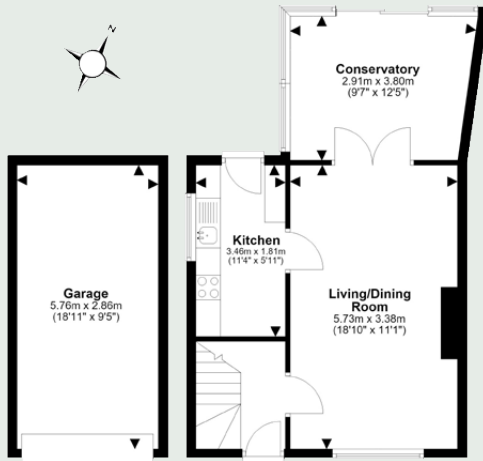
A well-presented two-bedroom end-terrace home set on a large corner plot offering bright and comfortable accommodation, ideally suited to first-time buyers, young families, or those looking to downsize.

The property benefits from a spacious living/dining area, fitted kitchen, conservatory, two well-proportioned bedrooms, and a shower room. Externally, there are private gardens providing excellent outdoor space for relaxing and entertaining, along with a private driveway and Detached garage offering convenient off-street parking. Situated in a popular residential location with easy access to local amenities, schools, and transport links, this attractive home combines practicality with excellent outdoor space and viewing is highly recommended.

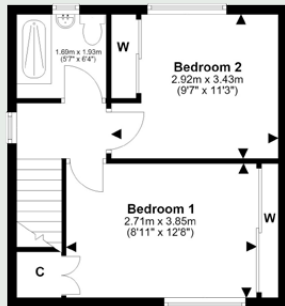
Location

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with 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 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 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. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector



2 2 1 E 
AD
B
C
EPC BANDC 
COUNCIL TAX BAND

Ground Floor



First Floor

Living Room/ Dining Room	18'10 x 11'1	5.73m x 3.38m
Kitchen	11'4 x 5'11	3.46m x 1.81m
Conservatory	9'7 x 12'5	2.91m x 3.80m
Bedroom 1	8'11 x 12'8	2.71m x 3.85m
Bedroom 2	9'7 x 11'3	2.92m x 3.43m
Shower Room	5'7 x 6'4	1.69m x 1.93m
Garage	18'11 x 9'5	5.76m x 2.86m







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