



67 Inveresk Road
MUSSELBURGH | EH21 7BG

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Set on a tranquil street in the heart of Musselburgh, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Boasting private front and rear gardens and traditional period features this property is offered to the market in true move in condition and would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright bay windowed living room with feature fireplace and Edinburgh press, spacious dining room, conservatory and fully fitted kitchen that currently comprises a 5 ring gas hob, oven, dishwasher, washing machine, tumble dryer and sky light that lets in an abundance of natural light. Upstairs there are three well-proportioned bedrooms and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a floored attic and externally the fully enclosed rear garden offers a high degree of privacy and enjoys a well maintained lawn. There is also a single garage to the rear of the property and on street parking to the front.

- Traditional Three Bedroom terraced home
- Set in the heart of Musselburgh
- Private gardens
- Welcoming hallway
- Bright bay windowed lounge & Dining room
- Contemporary kitchen
- Three double bedrooms
- Family bathroom
- Double glazing & Gas central heating
- Conservatory
- On street parking

Council Tax Band: E Energy Rating: C

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



All curtains, blinds and the dishwasher are included in the sale. The washing machine, tumble dryer, mirror fronted wardrobes in the bedrooms, and the freestanding dresser unit in the kitchen, are available by separate negotiation.

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 store. Further shopping is available nearby at Asda and The 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. 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.