





Welcome

Offered to the market is this charming and extended semi-detached chalet-style villa, set over two levels and offering flexible accommodation, generous storage and a substantial enclosed garden.

The welcoming entrance hall provides access to the principal living accommodation and benefits from excellent storage, including a useful under-stair cupboard and a further storage cupboard opposite. The spacious lounge flows seamlessly into the extension, creating a bright dining area with patio doors opening directly onto the rear garden, making it an ideal space for everyday living and entertaining. Accessed from the dining area is a versatile ground floor double bedroom, featuring a rear-facing window, fitted bedroom furniture surrounding the bed space and the added convenience of an en-suite WC.

Also on the ground floor is a well-appointed shower room comprising a shower cubicle, WC and wash hand basin set within vanity units, with a window providing natural light and ventilation.

The kitchen is of excellent proportions, offering ample worktop and storage space, attractive tiling around the work surfaces and a front-facing window allowing plenty of natural light. There is sufficient space for a breakfasting table and chairs, along with a useful storage cupboard. A door leads through to the rear entrance hallway/utility area, which provides plumbing for a washing machine, houses the combi boiler and offers space for a freestanding fridge freezer.

On the upper level there are two generous double bedrooms, both positioned to the front of the property and benefiting from built-in storage facilities. Further benefits include gas central heating and double glazing throughout.

Externally, the property boasts a particularly impressive rear garden, designed for ease of maintenance with paving and decorative chips. Fully enclosed by timber fencing, it provides a secure environment for children and pets with a sliding gate which opens fully. Additional garden space can be found to the side of the property, while the front garden is laid mainly to lawn with mature shrubs providing an attractive outlook.





Musselburgh

4 Mucklets Drive enjoys a peaceful position within a well-established residential area of Musselburgh, offering the perfect balance of quiet surroundings and excellent convenience. The property is ideally placed for a range of local amenities, with highly regarded primary and secondary schooling nearby, making it an excellent choice for families.

Regular bus services provide easy access to Musselburgh, Edinburgh and the surrounding areas, while Musselburgh Train Station is within walking distance, offering swift links into Edinburgh city centre and beyond. Queen Margaret University is also just a short walk away, adding further appeal for those connected to the university.

Musselburgh itself offers an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, along with beautiful coastal walks, the harbour and the popular Racecourse. With superb transport connections and everyday amenities close at hand, this location continues to be one of East Lothian's most sought-after places to call home.

Extras

Fixtures, garden shed, light fittings, blinds, white goods which include washing machine, fridge/freezer, tumble dryer and dishwasher.



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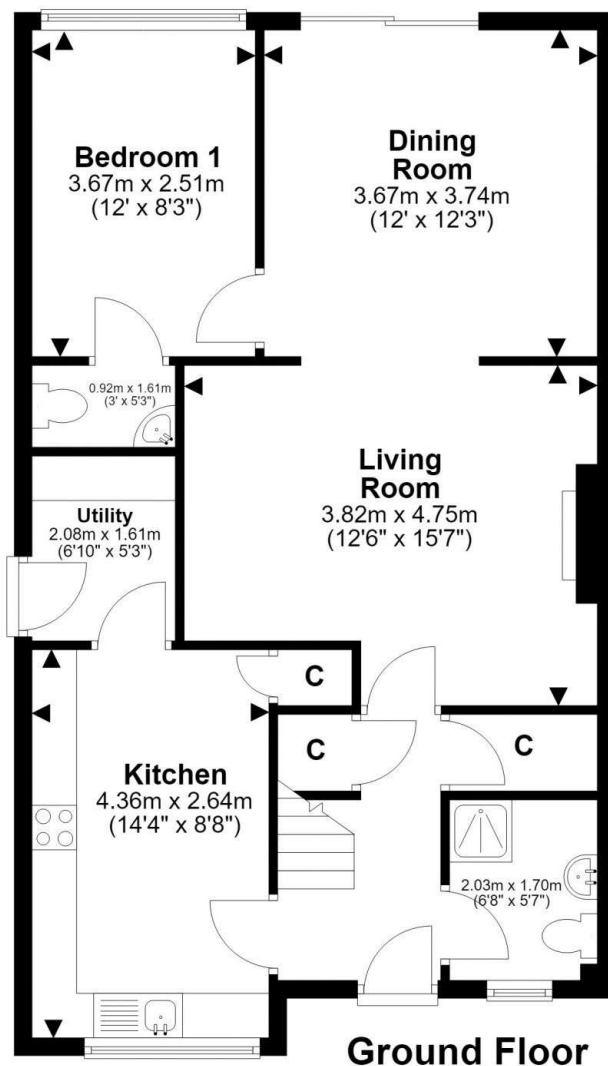
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CHARTERED FIRM

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Ground Floor

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.

