



3 Goose Green Road, Musselburgh, EH21 7RX



## Welcome

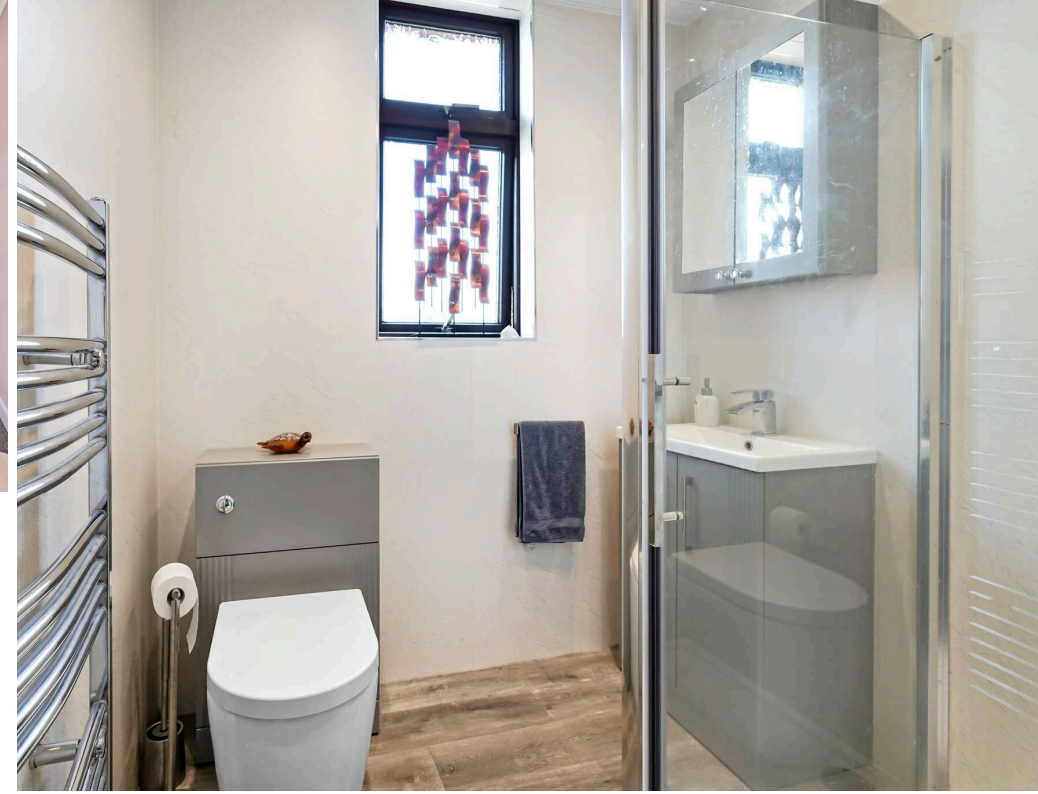
Offered to the market is this charming traditional upper villa benefiting from its own private entrance and well-proportioned accommodation throughout. Ideally suited to first-time buyers, professionals or downsizers, the property further benefits from private attic space, a rear garden and excellent storage.

The accommodation comprises a welcoming entrance and staircase leading to the main hallway, where there is a particularly generous storage cupboard. The bright and spacious lounge enjoys excellent natural light from large windows and further benefits from an additional storage cupboard, creating a comfortable and practical living space. The kitchen is of good proportion and is fitted with a range of wall and base units with complementary work surfaces. There is a useful storage cupboard, space for a cooker and a window overlooking the rear garden.

There are two well-proportioned double bedrooms. The front-facing bedroom benefits from a twin window formation and built-in storage cupboard, whilst the rear-facing double bedroom is again of excellent size and enjoys a pleasant outlook.

The shower room has been refitted to a modern standard with contemporary fittings and finishes, and benefits from a window providing both natural light and ventilation. Further benefits include gas central heating, double glazing, private attic space, a private rear garden and a garden shed which will be included in the sale. Ample on-street parking is available to the front of the property.





# Musselburgh

3 Goose Green Road enjoys a sought-after position within the popular coastal town of Musselburgh, ideally located close to the picturesque River Esk and surrounded by attractive greenery, creating a peaceful and established setting. The property is well placed for enjoying lovely riverside walks whilst still being within easy reach of the town centre and its excellent range of amenities.

Musselburgh offers an excellent selection of local shops, supermarkets, cafés, restaurants and leisure facilities, along with well-regarded schooling nearby. The property also benefits from superb transport links, with regular bus services providing quick and convenient access into Edinburgh city centre and surrounding areas. Musselburgh Train Station is also within easy reach for commuters.

The famous Musselburgh Racecourse is located nearby along with pleasant open spaces, the promenade and golf courses, all of which add to the appeal of this vibrant and highly desirable East Lothian town. The nearby A1 and City Bypass also provide excellent links to Edinburgh Airport and Scotland's wider motorway network.

# Extras

The property is sold as seen and included in the sale will be window coverings and garden shed. Other items of furniture may be by separate negotiation.



# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

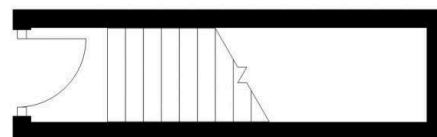
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

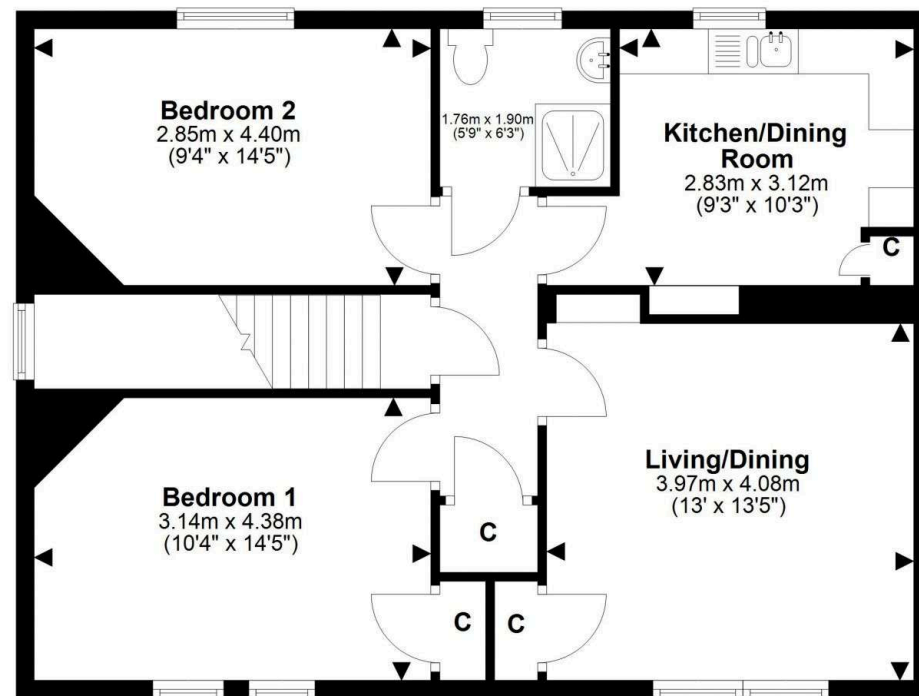
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground Floor**



**First 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.