



114 Clark Avenue
MUSSELBURGH | EH21 7FE


warners
solicitors & estate agents



114 Clark Avenue

MUSSELBURGH | EH21 7FE

Well-presented four-bedroom detached home in a sought after established development in Musselburgh, just to the East of Edinburgh and well placed for easy access to the City Centre, the bypass and rest of East Lothian alike. This family home is presented to the market in move in condition and provides comfortable and light filled space, with stylish contemporary finishes and comes complete with an enclosed sunny garden, driveway and garage.

This stunning home comprises welcoming entrance hallway, spacious living room with electric fire, dining room, snug with stunning views of Arthur's Seat, fully fitted kitchen with patio doors into the rear garden that currently comprises a dining area, induction hob, double oven, fan, fridge/freezer, boiler cupboard and dishwasher. Also downstairs there is a handy WC. Upstairs there are four well-proportioned bedrooms, the master benefitting from an en-suite and a further Jack and Jill bathroom, two bedrooms also benefit from stunning views over Arthur's Seat. The property also benefits from gas central heating, double glazing, a front driveway, front and rear gardens made up of a lawn, patio, shed, driveway and garage.

- Four-bedroom detached home in sought after area
- Spacious living room with electric fire
- Beautiful dining kitchen with patio doors out to the rear garden
- Four well-proportioned bedrooms
- Two reception rooms, two bathrooms and downstairs WC
- Front and rear gardens
- Front driveway and garage
- Gas central heating & double glazing

Council Tax: F , Energy Rating: B

No factor associated with this property.

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



Extras: Fixtures and fittings, oven, hob, dishwasher, fridge/freezer, and all blinds.

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.



