



7

Park Gardens
Musselburgh
EH21 7JY



7 Park Gardens is a tastefully-presented and spacious, three-bedroom, semi-detached family home with gardens and parking. Set in a quiet and leafy cul-de-sac, the property is located close to the town centre of Musselburgh, East Lothian.

The accommodation comprises: an entrance hall, living room, dining/kitchen, three bedrooms, en-suite shower room, a family bathroom and a ground floor WC. Highlights include a modern fitted kitchen, gas central heating and double glazing. In addition, there is excellent storage throughout and a loft space.

Externally, there is an established garden to the front laid to lawn with parking along side and an enclosed low maintenance rear garden with mature planting, lawn and a shed.

The development also offers additional unrestricted on-street parking and visitors' spaces, and well-maintained communal grounds. A bright entrance hall has good natural light, space for outerwear, and gives access to the living room, stairway and the WC with a modern white two-piece suite. The generous living room features modern decor, feature fireplace, coving, access to a deep under-stair store, and french doors leading into the dining/kitchen. Set to the rear, the kitchen has patio doors to the conservatory, is fitted with modern shaker style units, tiled flooring, Integrated oven, hob & extractor and ample room for dining furniture. The conservatory is a wonderful edition to the property and offers a great space to relax and unwind overlooking the enclosed family and pet friendly garden.

On the first floor, a master bedroom overlooks the rear garden, and includes carpeted flooring, a built-in mirrored wardrobe, and an en-suite shower room. A second double bedroom is front-facing and includes carpeted flooring and a built-in wardrobe; whilst a single bedroom includes carpeted flooring and built-in storage. Completing the accommodation, the family bathroom has a side-aspect window and is fitted with a three-piece suite including a shower over the bath and tiled walls and floor.



Viewing by appointment on 0131 524 3800

















The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Extras: All fitted flooring, blinds, integrated appliances are included in the sale.

EPC Band- C

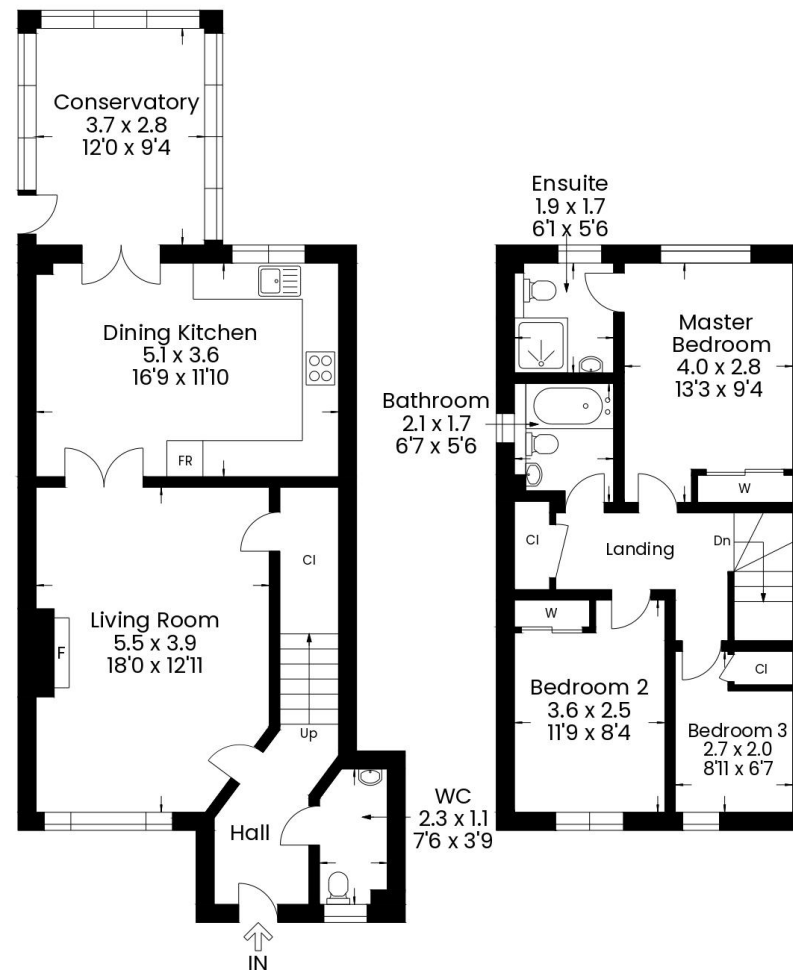
Council Tax Band- E

Factor- Trinity Factors- Approx. £120 per year

Gas central heating and double glazing







Ground Floor

First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

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