



28 Arrow Crescent
MUSSELBURGH | EH21 7EN


warners
solicitors & estate agents



28 Arrow Crescent

MUSSELBURGH | EH21 7EN

Warners are delighted to present this immaculately presented and uniquely designed detached upper villa, forming part of a highly sought-after Taylor Wimpey development in Musselburgh. Offering spacious accommodation over two levels, together with excellent parking and storage, the property is presented in true move-in condition and is sure to appeal to a wide range of buyers. The accommodation is entered via a private ground floor entrance hallway with stairs leading to the upper level. The bright and spacious lounge provides an excellent space for relaxing and entertaining, while the modern fitted kitchen is well equipped with integrated appliances and ample worktop space. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobe storage, and a contemporary bathroom fitted with a stylish three-piece suite and shower over bath. A particular feature of the property is the excellent parking and storage provision, including a large integral garage, double-width carport and a substantial lock-up store with power, offering flexibility for storage, a workshop or home office. Externally, the property enjoys beautifully landscaped gardens to the front and side, creating excellent kerb appeal. Further benefits include gas central heating and double glazing. Situated within easy reach of Musselburgh's excellent amenities, train station and commuter links, this is a superb home in a highly convenient location.

- Immaculately presented detached two-bedroom upper villa with unique and rarely available layout with excellent access to Musselburgh amenities, train station and commuter links
- Large integral garage
- Double-width carport
- Private entrance hallway with staircase to upper level
- Bright and spacious lounge
- Modern fitted kitchen with integrated appliances
- Principal double bedroom with fitted wardrobe storage & second bedroom
- Contemporary bathroom with three-piece suite and shower over bath
- Substantial lock-up store with power, ideal for storage, workshop or home office
- Kitchen, bathroom & entrance hall floored with Amtico
- Beautifully landscaped front and side gardens
- Gas central heating and double glazing
- Excellent access to Musselburgh amenities, train station and commuter links

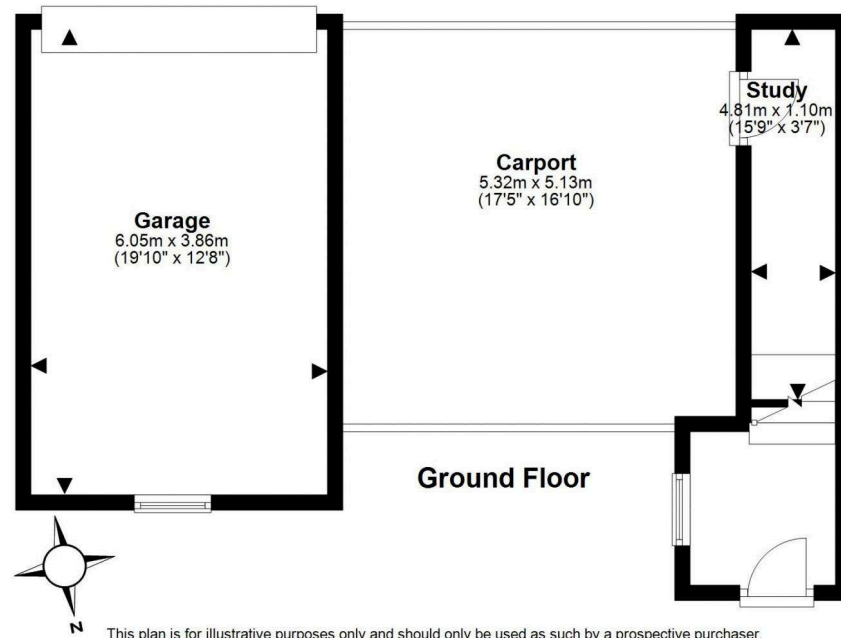
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property along with storage racking in garage. EPC: C. CT: D. Factoring: Scottish Woodland approx. £320 P/Y.

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.





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.

