

COULTERS[©]

17 PARK LANE

MUSSELBURGH, EAST LoTHIAN, EH21 7HU

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the popular seaside town of Musselburgh, this well-presented three-bedroom terraced home offers bright, practical accommodation, private gardens and excellent storage, making it an ideal choice for a range of buyers.

The welcoming sitting room is a generous reception space centred around a charming wood-burning stove, creating a warm and inviting atmosphere. A large built-in cupboard is currently utilised as a practical utility space, keeping laundry appliances neatly tucked away.



KEY FEATURES



Stylish terraced home.



Three bedrooms.



Private front and rear gardens.



Unrestricted on-street parking.



Within a walking distance of Musselburgh High Street amenities.



Great transport links nearby including Wallyford Train Station.



EPC Rating - C



Council Tax Band - C

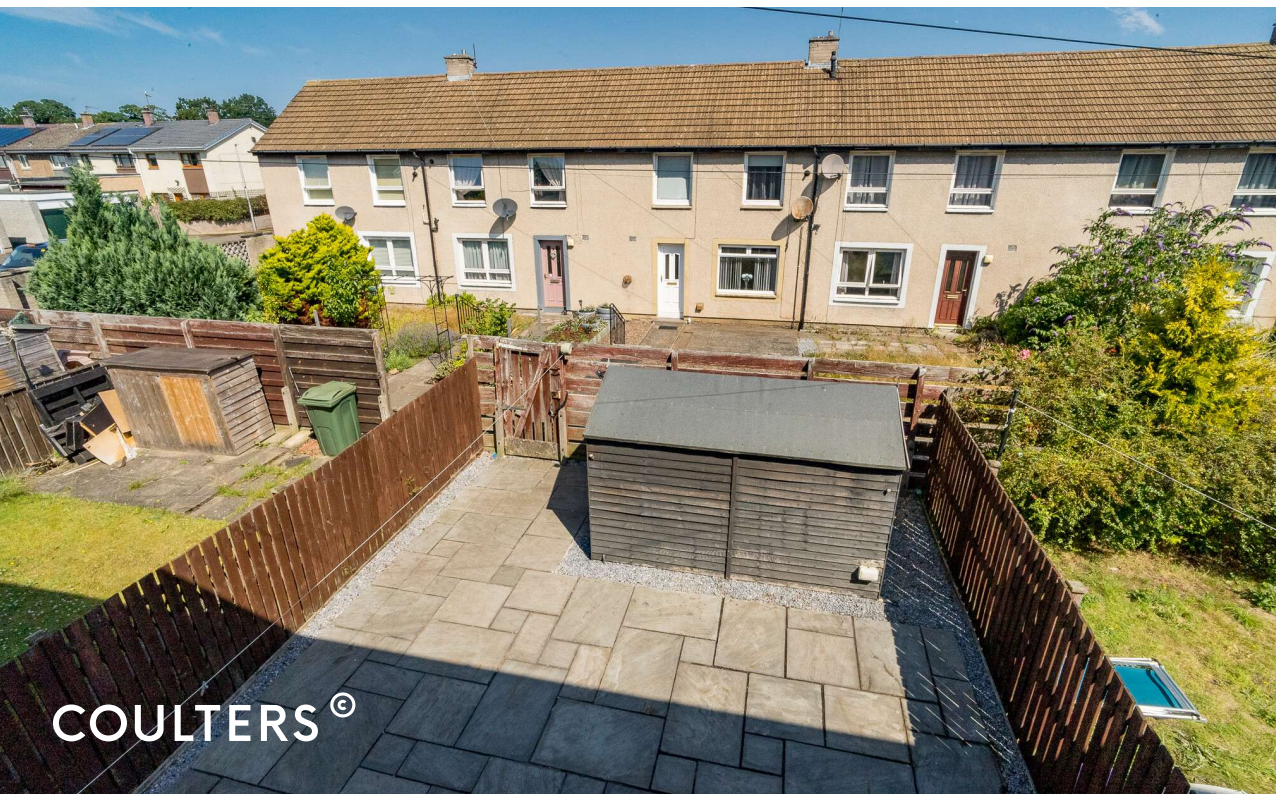


To the rear, the stylish modern kitchen provides ample storage and workspace alongside space for dining, with direct access to the private rear garden.

Upstairs, there are three well-proportioned bedrooms, two of which are comfortable doubles, together with a contemporary family bathroom. A large attic offers excellent additional storage and potential for further use, subject to the necessary consents.

Externally, the property benefits from private gardens to both the front and rear. The enclosed rear garden enjoys gated access and includes a substantial shed with electricity, providing excellent storage or workshop space. Unrestricted on-street parking is available to the front of the property.





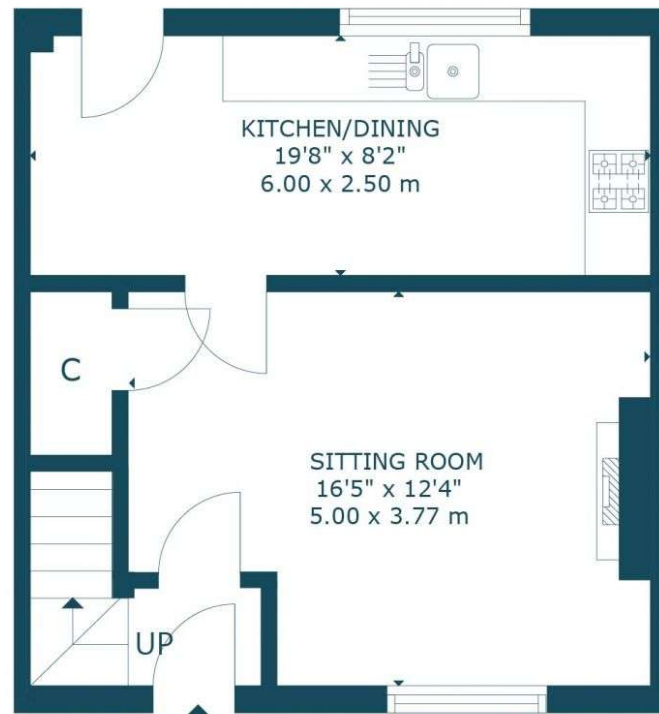
THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian. Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive. Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station providing an 11 minute service to the City Centre and also North Berwick in addition to an efficient bus network which offers regular day and evening services.

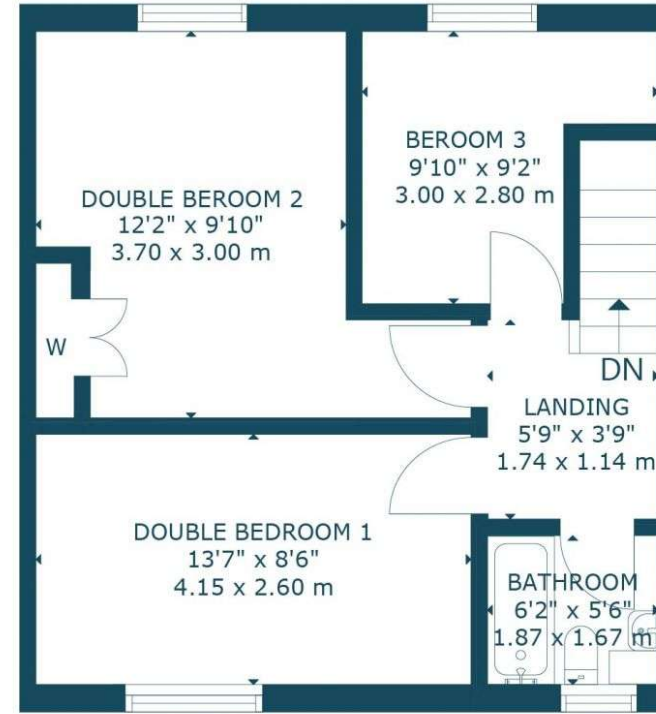
EXTRAS

All fitted floor coverings, curtains, blinds, light fittings and all kitchen appliances are included in the sale price.





GROUND FLOOR



FIRST FLOOR



17 PARK LANE, MUSSELBURGH, EH21 7HU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 735 SQ FT / 68 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.