

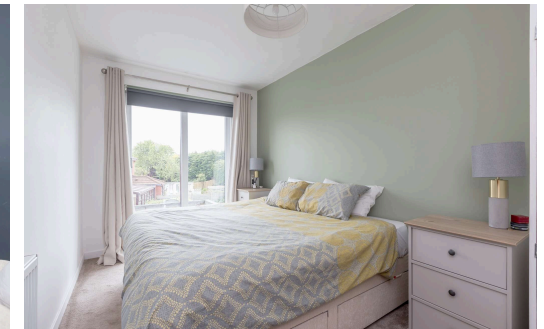
76 Mucklets Crescent
Musselburgh, EH21 6SS

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"76 Mucklets Crescent is an exceptional semi-detached villa that has been thoughtfully extended and beautifully renovated"

- ENTRANCE HALL
- LIVING / DINING ROOM / KITCHEN
- FAMILY ROOM / BEDROOM 4
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- TWO ENSUITE SHOWER ROOMS
- BATHROOM
- FRONT & REAR GARDENS
- DRIVE-WAY
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Wallyford railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

DESCRIPTION

76 Mucklets Crescent is an exceptional semi-detached villa that has been thoughtfully extended and beautifully renovated to create a stunning architect-designed four-bedroom family home. Quietly positioned at the end of a peaceful cul-de-sac within a highly sought-after location, the property is presented in immaculate condition throughout and offers stylish contemporary interiors, spacious family accommodation and beautifully maintained enclosed gardens. The accommodation comprises: a welcoming entrance hallway; an impressive open-plan lounge and dining area with two sets of patio doors opening directly onto the rear garden, creating a bright and inviting space ideal for modern family living and entertaining; a contemporary fitted kitchen complete with integrated appliances; stylish family bathroom; four generously proportioned double bedrooms, two of which benefit from modern en-suite shower rooms, which completes the accommodation on offer. Externally, the property enjoys a large four-car driveway, additional allocated parking, and a beautifully maintained fully enclosed south-facing rear garden with attractive seating and dining areas. Further features include excellent storage throughout, gas central heating, double glazing, quality flooring, and tasteful contemporary finishes.

EPC RATING

The energy efficiency rating for this property is band C.

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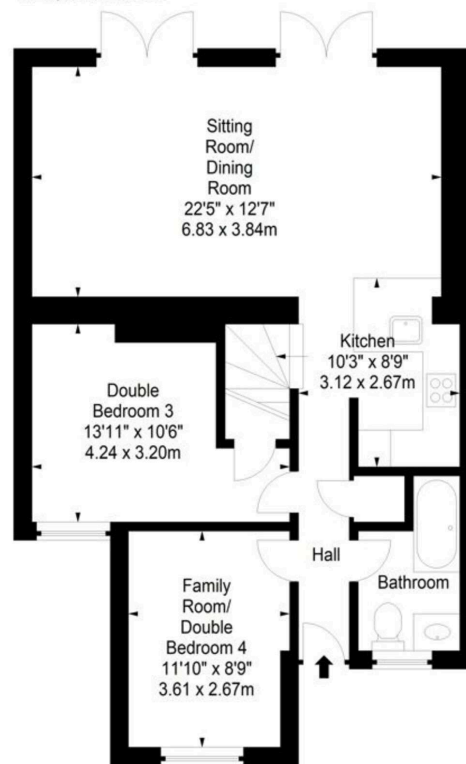
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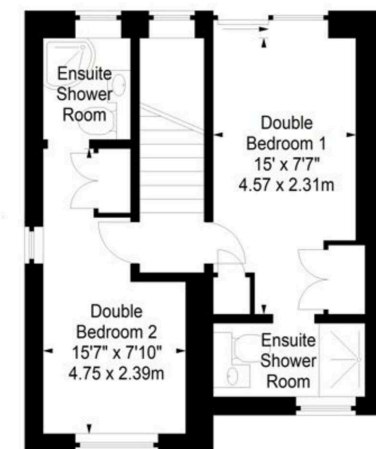
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Approx. Gross Internal Area
 1095 Sq Ft - 101.73 Sq M
 For identification only. Not to scale.
 © SquareFoot 2026



Ground Floor



First Floor

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