



16 Kilwinning Terrace
Musselburgh, EH21 7ED



"16 Kilwinning Terrace is a bright and spacious upper villa which is set within a quiet cul-de-sac"

- ENTRANCE STAIR
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SIDE & REAR GARDENS
- UNRESTRICTED ON STREET PARKING





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 Newcraighall railway stations connect to the city centre and beyond.

COUNCIL TAX

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



DESCRIPTION

16 Kilwinning Terrace is a bright and spacious upper villa which is set within a quiet cul-de-sac in Musselburgh. The accommodation comprises: carpeted stairs leading to landing with shelved storage and attic hatch; living/dining room with twin windows, shelved recess, feature fireplace and space for dining table and chairs; the kitchen has been very well designed creating good space for a good range of contemporary wall and base units; double bedroom 1; double bedroom 2 and shower room with window. Further benefits are gas central heating, double glazing, side garden area, sun trap rear garden which is mainly laid to lawn and with borders, unrestricted street parking, great local amenities and fantastic transport links.

EPC RATING

The energy efficiency rating for this property is band D

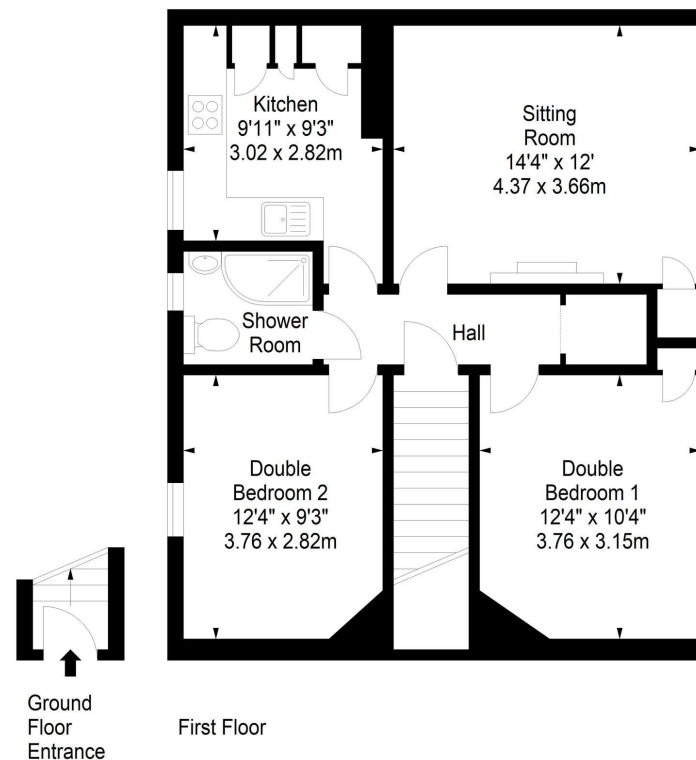
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Musselburgh,
East Lothian, EH21 7ED



Approx. Gross Internal Area
700 Sq Ft - 65.03 Sq M
For identification only. Not to scale.
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