

OFFERS OVER £395,000

64 Arrow Crescent
Musselburgh, EH21 7EN

drummondmiller
Solicitors & Estate Agents



- Well proportioned, modern detached villa
- Entrance hall, Livingroom with French doors to diningroom, study/bedroom 5
- Modern fitted kitchen breakfastroom, utility room
- Four bedrooms, one en suite & a Jack & Jill en suite
- Modern family bathroom, downstairs WC
- Gas central heating, double glazing, solar panels
- Gardens to front & rear. double garage and driveway
- EPC Band B, Council tax band F

Description

This is a modern, well proportioned (133m sq) detached villa within this new build estate close to the town centre, A1 and Wallyford railway station. The property is in excellent decorative order and benefits from gas central heating and double glazing throughout with solar panels and an electric car charging point. Accommodation comprises reception hall with storage, WC, front facing livingroom with French doors to the diningroom, modern fitted kitchen/breakfastroom with appliances and French doors to the garden, a handy utility room and finally, a downstairs bedroom or study/home office. Upstairs is the master bedroom with fitted wardrobes and a part tiled en suite shower room, three further double bedrooms, a Jack & Jill en suite shower room and finally, a modern, part tiled family bathroom with three piece white suite.





Location

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 including a large Tesco. 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.

Gardens & Parking

There is a small well maintained, front garden which has a variety of shrubs, a large monobloc driveway to the side provides off street parking for a number of cars with an electric car charging point and leads to the detached, double garage with up and over front doors, power and light. The larger, fully enclosed rear garden is gated and has a paved patio and path, lawn and raised wooden planters with a variety of plants.

Extras

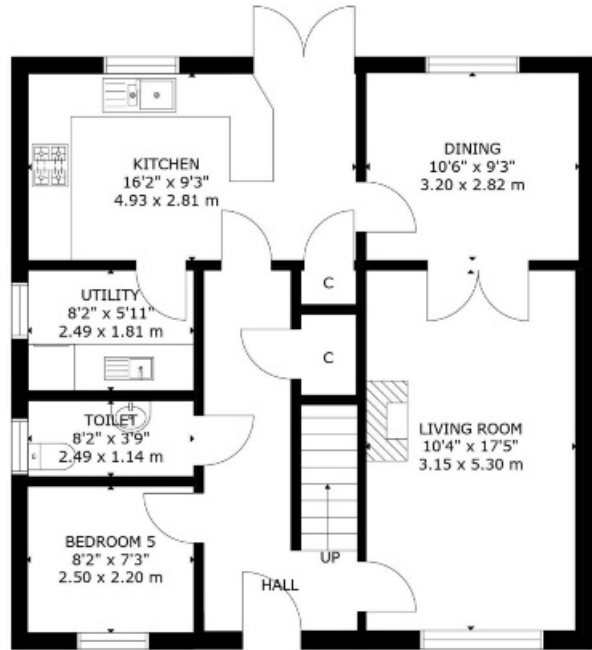
All the fitted floor coverings, curtains, blinds, integrated gas hob, double oven, fridge/freezer and dishwasher are included within the sale price.

Home Report

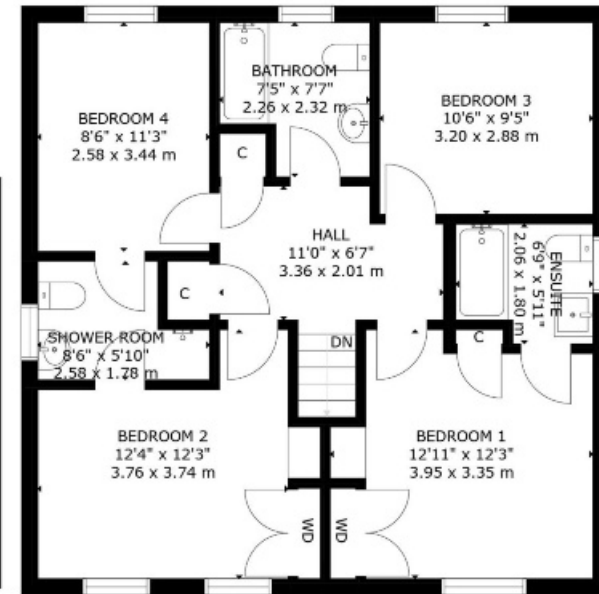
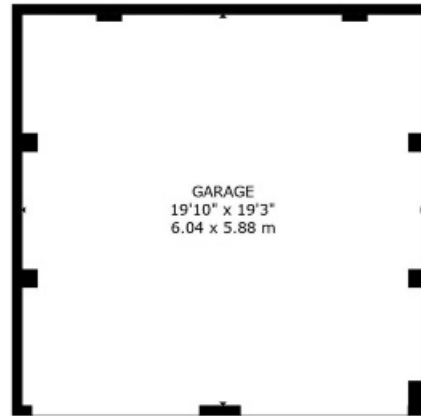
The property is valued at £400,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131



GROUND FLOOR



FIRST FLOOR

64 ARROW CRESCENT, MUSSELBURGH, EH21 7EN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,500 SQ FT / 140SQ M
GARAGE 382 SQ FT / 36 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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