



# 36 MAYFIELD PLACE

MUSSELBURGH, EAST LoTHIAN  
EH21 6HS



3 BED



1 BATH

Bright and spacious 3-bedroom semi-detached bungalow with exceptionally large private gardens affording the opportunity to extend extensively subject to consents



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## THE PROPERTY

- Sunny, south-facing bungalow with spacious rooms and large windows offering lovely views of the private garden areas to the front
- Arranged over 2 floors with a bedroom and shower room ideally located on the ground floor
- Bright entrance hall with a large built-in cupboard and stairs leading to the first floor.
- Spacious lounge flooded with light from its double aspect windows. It further benefits from a focal gas fireplace. Currently the floorboards are exposed, offering the new owners the opportunity to put their own stamp on the property, by either sanding and varnishing the existing boards or to lay new floorcoverings
- A bright and airy kitchen leads from the lounge. The fully fitted kitchen, with a back door leading to the garden and patio, offers ample wall and base units, large worktop surfaces, a deep storage cupboard (ideal as a larder), a free-standing cooker and space for a washing machine, tumble dryer and fridge/freezer
- The third bedroom – a comfortable double – is ideally situated on the ground floor. This bedroom could equally lend itself to use as a dining room or family room
- A beautifully modernised shower room, with a double shower and a white WC, completes the ground floor accommodation
- Upstairs offers two generous and bright double bedrooms, with the master bedroom further boasting floor-to-ceiling wardrobes with matching fitted furniture
- Externally, the property enjoys delightful front side and back gardens. Large areas are laid to lawn, with shrubs, flowerbeds, mature fruit trees and a garden shed. This exceptionally large back garden affords the opportunity to extend significantly subject to the usual consents - a local precedent having been set. The property currently offers a patio area (ideal for al fresco dining during the warmer months)
- Double glazing and Gas Central Heating throughout
- Ample, easy, on-street parking in Mayfield Place, in close proximity to the property
- Extras: The free-standing cooker, washing machine, tumble dryer, fridge/freezer, garden shed and bespoke built master bedroom furniture all included in the sale, should the new owner want these items
- The property is within easy walking distance of Queen Margaret University and of Musselburgh Rail Station with approximate journey times to Edinburgh Waverley of around 8 minutes
- EPC Rating: D

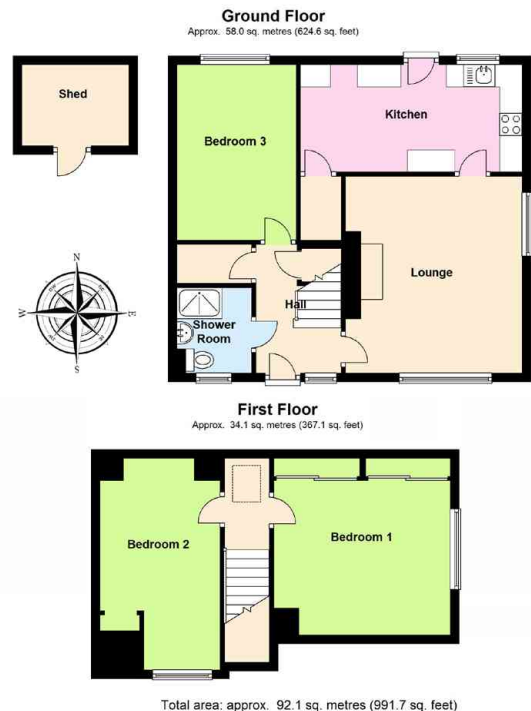


## LOCATION

Historic Musselburgh is a popular and bustling coastal town with excellent transport links, located only 6 miles from the city centre. Situated by the sea, the town enjoys a picturesque location and offers pleasant walks and cycling along the River Esk or promenade, sailing, tennis, a choice of golf courses or a trip to the theatre. The area offers a wealth of amenities on its vibrant High Street and a good selection of cafés, restaurants and pubs. The nearby Fort Kinnaird retail park has a more extensive range of shops, with a multi-screen cinema and restaurants. The town is home to the famous Musselburgh Racecourse and the historic Musselburgh Links golf course, once an Open Championship venue and the oldest surviving course in the world. For the active type there is a sports centre with a swimming pool, modern gym and fitness classes. Excellent schools (from nursery to secondary level) are within easy reach. For further education, Queen Margaret University and Edinburgh College are both in town. Musselburgh boasts excellent transport links with various regular bus services and its own railway station. It is also conveniently situated close to the A1 and city bypass for easy commuting.

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.43m (14'6") x 3.96m (13')
Kitchen	4.97m (16'4") x 2.41m (7'11")
Bedroom 1	3.98m (13'1") x 3.97m (13')
Bedroom 2	4.76m (15'7") x 2.70m (8'10")
Bedroom 3	3.95m (13') x 2.68m (8'10")
Shower Room	1.92m (6'4") x 1.65m (5'5")



## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.