

15 The Grove, Musselburgh, EH21 7HD



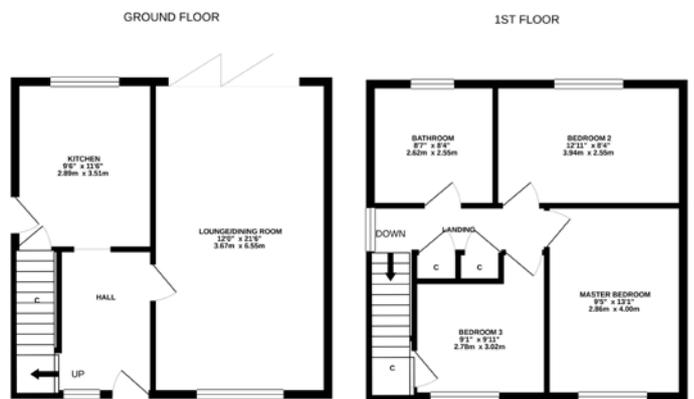
## For Sale

Superbly presented and generously proportioned detached family villa enviably positioned within a small and tranquil cul de sac. Accommodation comprises entrance hall, 21ft lounge/dining room with bi-folding doors to rear garden, stylish high specification kitchen with a selection of floor and wall-mounted units, an electric hob with extractor hood and light, integrated microwave and integrated oven. 3 spacious double bedrooms and luxurious contemporary style bathroom comprising of a four-piece suite with free standing bath and shower enclosure. Floored loft with power and light. Gas central heating and double glazing. Easily maintained gardens front and rear with the rear garden having artificial grass, putting practice area and sun trap decked patio area. Within the rear garden is a detached garden room ideal for use as a home office. Located close to the property is a single lock up garage.



The Grove, just off Pinkie Road, lies approximately 7 miles east of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus and rail service available nearby. Alternatively, major access roads including the A1 and A720 Edinburgh City By-Pass allow for ease of commuting out with the area. The historic town of Musselburgh has a wealth of amenities to meet everyday needs including shops, banks, post offices, supermarkets, medical centre and popular schools at both Primary and Secondary levels including Musselburgh Grammar and the independent Loretto School which has day and boarding pupils. Leisure facilities are also well provided for by way of Musselburgh Old Golf and Race Course, public parks, River Esk walkway, picturesque harbour and beach with a number of retail parks in close proximity along with the tranquil East Lothian coastline

**Energy Performance Rating C**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac (2021)

