



29 Montgomery Way
Musselburgh, East Lothian, EH21 7BF

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties
or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC.
- Attractive living room/dining room.
- French doors to rear garden.
- Under stairs storage cupboard.
- Modern fitted kitchen with appliances.
- Upper landing with access to attic.
- Master bedroom with fitted wardrobes.
- Two further bedrooms.
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden area at the front.
- Pathway to side.
- Well maintained enclosed private garden at rear including decking area.
- Allocated parking space.
- Visitor's spaces.
- Excellent cul-de-sac.
- Alarm.



GENERAL DESCRIPTION

A well-presented end terrace villa in a sought after development in the popular East Lothian coastal town of Musselburgh. There is a wide range of local amenities in Musselburgh itself and the property would make an ideal purchase for a first time buyer to a young couple. The property is also in an ideal commuter base for its close proximity to A1 and M City bypass along with Wallyford train station. Set in a child friendly cul de sac location.

FACTORING NOTE

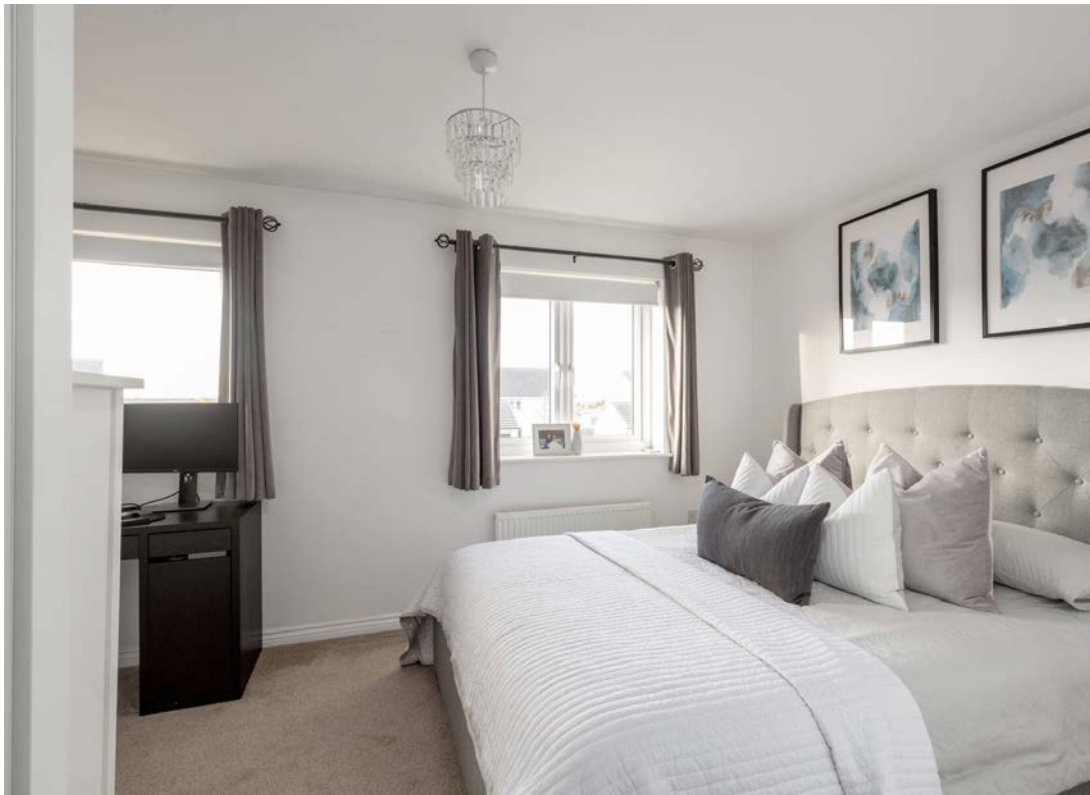
The communal areas within the development are factored by Scottish Woodland at the approximate charge of £14 per calendar month.

TRAIN STATION: APPROXIMATELY 1 MILE TO WALLYFORD TRAIN STATION.
AIRPORT: APPROXIMATELY 19 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 METRES.
COUNCIL TAX BAND: D.

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, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a 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 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.

EXTRAS: ALL FITTED CARPETS, LIGHT FITTINGS, CURTAINS CURTAIN POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHING MACHINE AND DISHWASHER. THE GARDEN SHED WILL ALSO BE INCLUDED IN THE FOR SALE PRICE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.



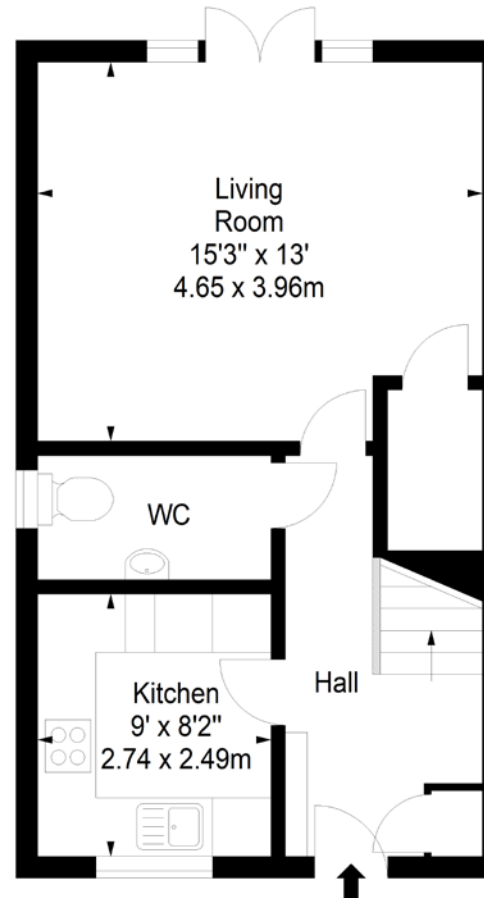


ENERGY PERFORMANCE
CERTIFICATE RATING C

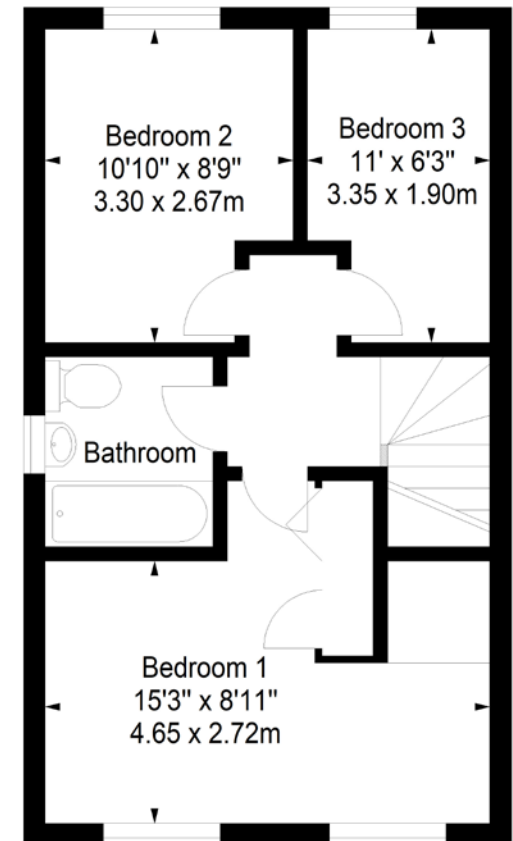
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Approx. Gross Internal Area
832 Sq Ft - 77.29 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.