



22 Grove Street
MUSSELBURGH | EH21 7JX


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solicitors & estate agents



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Light and spacious two bed mid terraced villa with a pleasant leafy outlook, fully enclosed rear garden and allocated parking space, set within a peaceful leafy cul-de-sac, ideal as a starter home for a young couple.

The accommodation on offer includes a comfortable living room with a feature fireplace as the focal point, kitchen fitted with a range of storage units, conservatory overlooking the rear garden, two bedrooms benefiting from built-in wardrobe space, and the fully tiled bathroom with over bath electric shower. The well screened private rear garden is perfect for sitting out and features a lawn, patio area and planted borders. An allocated parking space for use by this property is located to the front.

- Entrance vestibule
- Living room with fireplace
- Kitchen
- Conservatory
- Upper landing
- Two bedrooms, each with built-in wardrobe space
- Fully tiled bathroom with electric shower
- Gas central heating
- Double glazing
- Allocated parking space nearby
- Well stocked private rear garden
- EPC C and Council tax band C

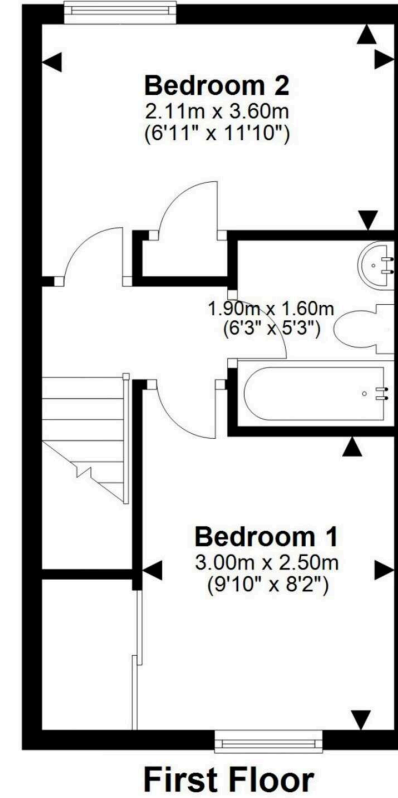
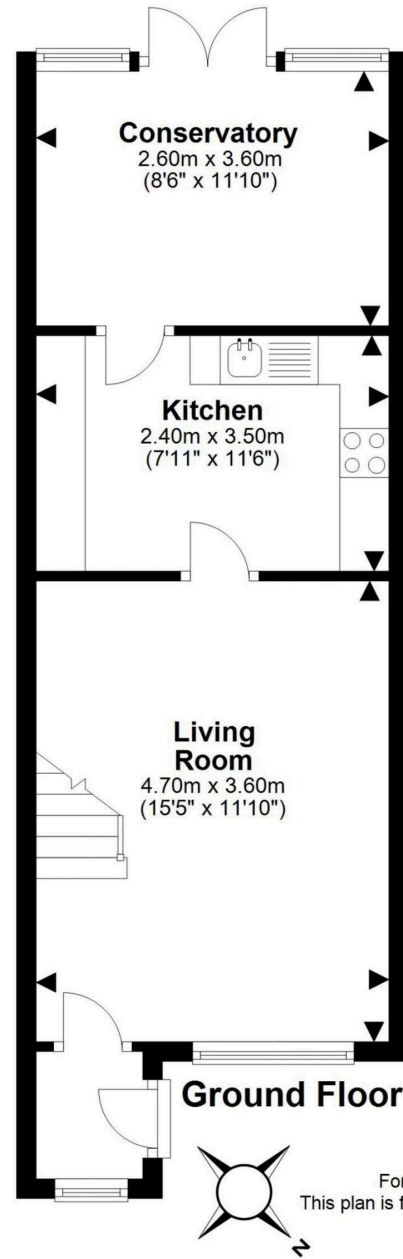
Everything in the property will be included in the sale excluding the tv, tv wall bracket and bed in living area.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.