



RALPH SAYER
SOLICITORS & ESTATE AGENTS

20 Somerset Fields

Musselburgh EH21 7FA

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Tucked away in a modern development in popular Musselburgh, this delightful two bedroom mid-terrace villa, enjoys a peaceful yet well-connected address. The stunning East Lothian coastline is within easy reach and the Edinburgh city centre is easily accessible.

The property is beautifully presented, starting with a bright and airy hallway, housing a practical downstairs WC. The stylish living room has patio doors opening onto the rear garden, which enjoys a sunny southerly aspect. There is also space for dining. Enjoying a front facing position is a stylish well-appointed kitchen with a full complement of fully integrated appliances.

Upstairs are two excellent double bedrooms; the largest of the bedrooms boast built-in wardrobes and completing this appealing home is a stylish three-piece bathroom, with a shower fitted over the bath with a glazed screen. A partially floored attic with loft ladder, provides additional storage.

Property Summary

- Mid-terrace villa, in popular Musselburgh
- South facing living & dining room
- Modern fitted kitchen
- Downstairs WC
- Two double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Low maintenance front garden and south-facing enclosed rear garden
- Resident parking at front of property with one allocated space
- EPC Rating - B | Council Tax Band - C



Home Report Value - £225,000





Bright modern
villa with stylish
interiors, in
popular
Musselburgh





Externally, there is a low maintenance front garden and a south-facing rear garden, mainly laid to lawn with a patio seating area and garden shed.

Parking: Private residents parking with one allocated space and visitor parking spaces.

Factors: Scottish Woodland maintains development grounds, with an annual fee of approx. £160.

Extras: fitted floors, light fittings, blinds, garden shed, and all integrated kitchen appliances, to be included in the sale.

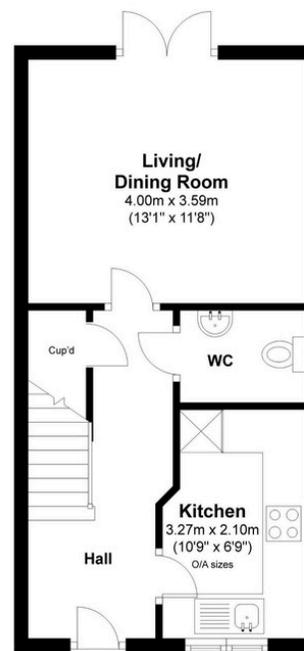
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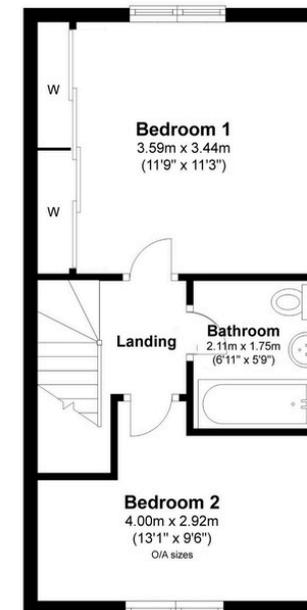
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Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)

Total Area: approx. 67.5 sq.metres (726.5 sq. feet)

espc CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

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 Brunton Theatre, the famous Musselburgh Racecourse, a choice of golf courses, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, with a variety shops, including an award winning fishmongers and, of course S.Luca's icecream 'emporium'. There are excellent educational facilities within the town including the renowned Loretto School and 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.

