



44 Clark Avenue, Musselburgh, East Lothian, EH21 7FE

Beautifully Presented, Modern, Two-Bedroom, Mid-Terrace Home with Gardens

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Property Description

Beautifully presented, this modern two-bedroom mid-terrace home offers contemporary interiors, private gardens, and residents' parking. Enjoying a peaceful position overlooking a shared green and park within a desirable residential development in the popular Musselburgh area of East Lothian.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

A stylish modern home finished in contemporary fittings and tasteful decor - ready-to-move-in.

Features include a fully integrated kitchen, modern bathroom suites, quality flooring and contemporary lighting. Additionally, there is gas central heating, double glazing, and good storage, including bedroom wardrobes and a floored loft.

Externally, there is hedging to the front, whilst a good-sized enclosed rear garden enjoys a westerly-south-facing aspect, and features synthetic lawns, a paved patio and two storage sheds. A residential car park is accessed via the rear gate, whilst the development has additional visitor parking bays and generous open green spaces.

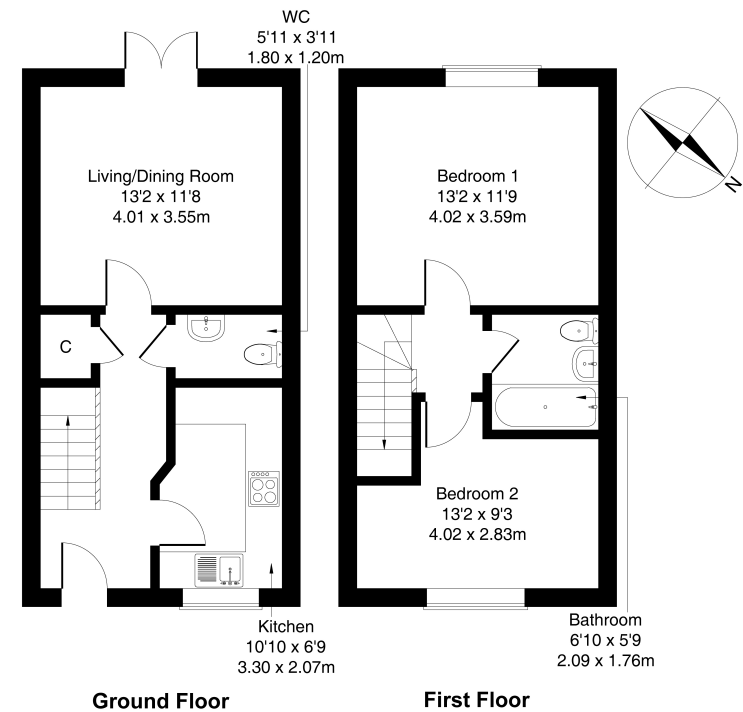
A welcoming entrance hall provides access throughout the ground floor, incorporating a useful storage cupboard and a convenient WC. Attractive wood-effect flooring extends into the bright rear-facing living and dining room, which has been tastefully finished with light neutral décor, a feature wall, a wall-mounted TV point, and ample space for both lounge and dining furniture. Patio doors open directly onto the enclosed west-south-west-facing rear garden, flooding the room with natural light and creating an ideal space for indoor-outdoor living. Positioned to the front, the contemporary kitchen features a range of modern fitted units complemented by wood-effect worktops and matching upstands. Integrated appliances include a gas hob, oven, fridge/freezer, washing machine, and dishwasher, while a stainless steel sink with drainer completes the practical layout.

On the first floor, two generously proportioned double bedrooms are set to opposite aspects of the property. The principal bedroom offers excellent space for freestanding furniture and has been stylishly enhanced with an acoustic panelled feature wall, bespoke bedside lighting, and a wall-mounted TV point. The second double bedroom is equally well presented, featuring decorative wall panelling and ample space for additional furnishings. Completing the accommodation, the modern family bathroom is fitted with a contemporary three-piece suite incorporating a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Musselburgh, known as "The Honest Toun," is a charming coastal town on the Firth of Forth, just six miles east of Edinburgh. It offers a mix of local shops and well-known national retailers, including banks, building societies, post offices, a large supermarket in the town centre, and several smaller supermarkets on the outskirts. The town boasts a variety of recreational amenities such as restaurants, a library, the Brunton Theatre, a sports

centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour, and scenic riverside walks along the River Esk. Well-connected by frequent bus routes and regular rail services from the station on the town's southern edge, Musselburgh provides easy commuter access to central Edinburgh.





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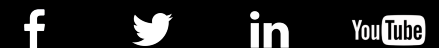
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