





Welcome

Welcome to 4 Ferguson Green, a bright and spacious three-bedroom semi-detached villa, quietly positioned within a cul-de-sac in a popular modern development in Musselburgh. The property has been well maintained and offers comfortable and flexible accommodation across two levels, making it an ideal family home. Conveniently located for local amenities and transport links, including the A1 and Edinburgh City Bypass, the property also benefits from private gardens to the front, side and rear, a monoblock driveway providing parking for three cars, gas central heating and double glazing.

- Popular modern residential development
- Quiet cul-de-sac setting
- Entrance hallway and ground floor WC
- Spacious living room with useful understairs storage
- Open-plan dining kitchen with French doors to the rear garden and a range of integrated appliances
- Principal bedroom with built-in mirrored wardrobes
- Two further well-proportioned bedrooms, one with built-in mirrored wardrobes
- Modern family shower room
- Floored loft with ladder access and light
- Gas central heating and double glazing
- Private gardens to the front, side and rear
- Monoblock driveway providing off-street parking for three cars







Musselburgh

Musselburgh, situated in the picturesque county of East Lothian, is a vibrant coastal town that perfectly blends historic charm with modern living. Renowned as 'The Honest Toun,' Musselburgh boasts a beautiful waterfront, a bustling High Street, and a range of excellent local amenities including independent shops, cosy cafés, and popular restaurants. The town is well-served by highly regarded schools and offers a variety of leisure facilities, from championship golf courses to the famous Musselburgh Racecourse. Steeped in history, Musselburgh is home to landmarks such as the iconic Roman Bridge and the splendid Brunton Theatre. The stunning beaches and tranquil walks along the River Esk provide an idyllic setting for families and outdoor enthusiasts alike. With frequent rail and bus links to Edinburgh city centre, Musselburgh enjoys the perfect balance of coastal tranquillity and city convenience, making it a highly desirable place to call home.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods, and these items are deemed to be sold as seen. Other items including the American style fridge freezer and the washing machine may be included by negotiation and are subject to offer.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

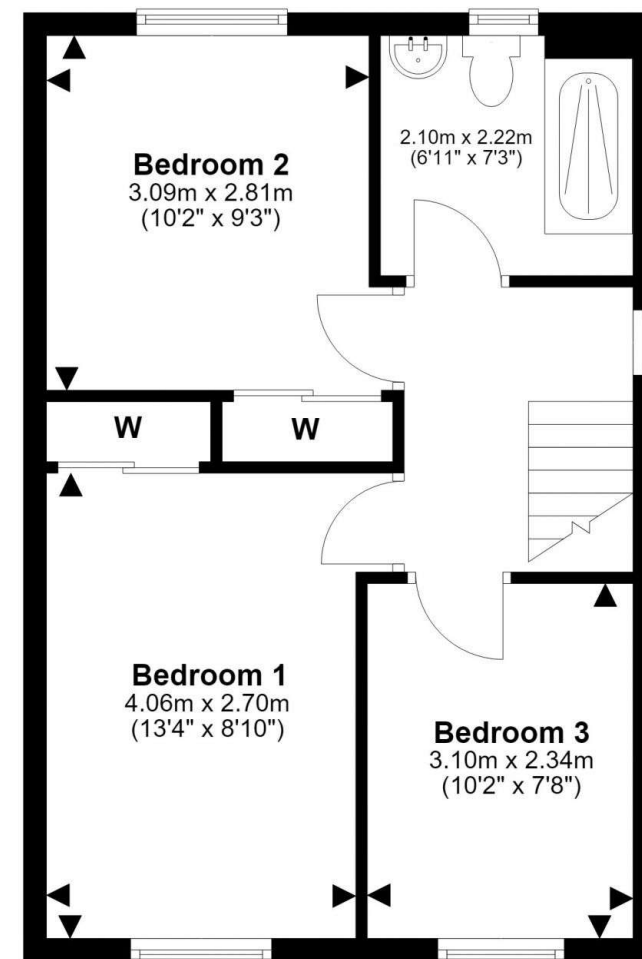
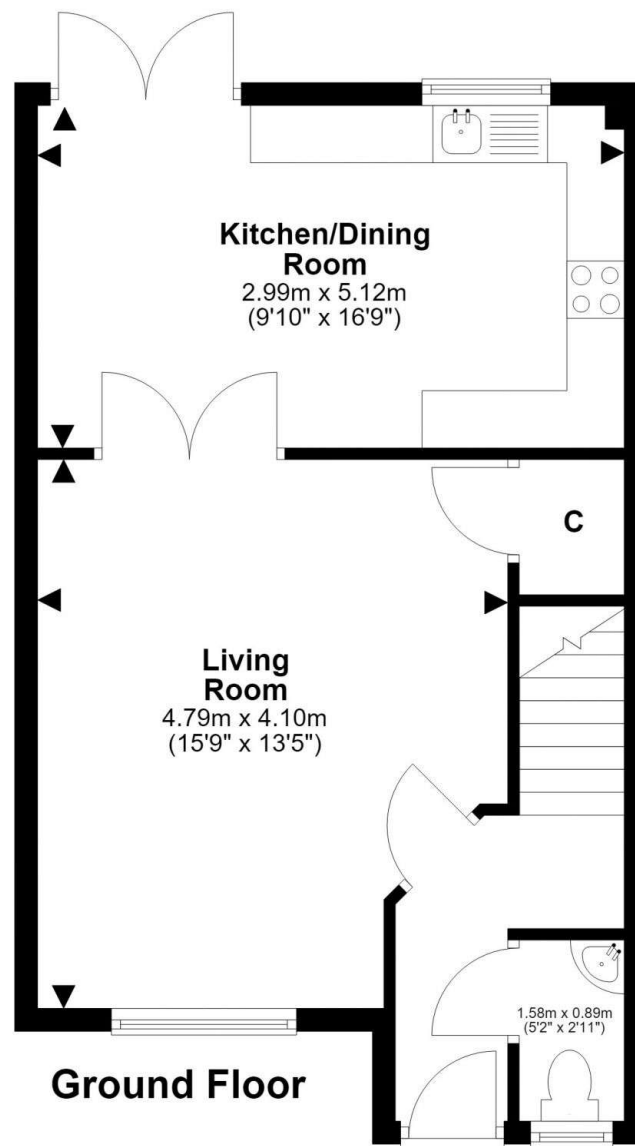
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

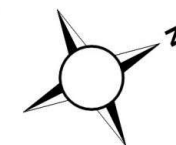
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



First Floor



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