



58 Denholm Avenue,
Musselburgh, East Lothian, EH21 6TY



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Situated within the highly sought-after coastal town of Musselburgh is this most attractive extended semi-detached villa. Offering deceptively spacious and flexible family accommodation and presented in excellent order throughout, the house has gas central heating and double glazed windows.

The welcoming entrance hallway leads to a convenient ground floor WC with window, a spacious and comfortable lounge with window to front. An impressive dining kitchen forming the heart of the home is fitted with a range of modern base and wall-mounted units and includes an oven, hob, hood, dishwasher and fridge/freezer, all of which are included in the sale. French doors and a further window provide an abundance of natural light and direct access to the rear garden. A lovely sun room overlooks the gardens and offers additional living space, while a versatile ground floor bedroom completes the accommodation on this level.

Upstairs, there are three generous double bedrooms, all benefiting from fitted wardrobes. The principal bedroom enjoys the added luxury of an en suite shower room with window to the front. A large family bathroom, featuring both a separate bath and shower, completes the upper floor.

Externally, the property benefits from a driveway and neatly maintained lawned garden to the front. To the rear, there is a fully enclosed, good-sized garden laid to lawn with a patio area and garden shed, providing an ideal space for families, outdoor entertaining and relaxation.

Offering spacious accommodation in a popular residential location close to excellent local amenities, schooling and transport links, early viewing is essential to fully appreciate the quality and scale of accommodation on offer.

There is a factoring arrangement in place for the upkeep of common outdoor areas with a yearly payment of approximately £130.

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, 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. Excellent road and public transport provides links to the city which is ideal for the daily commuter.

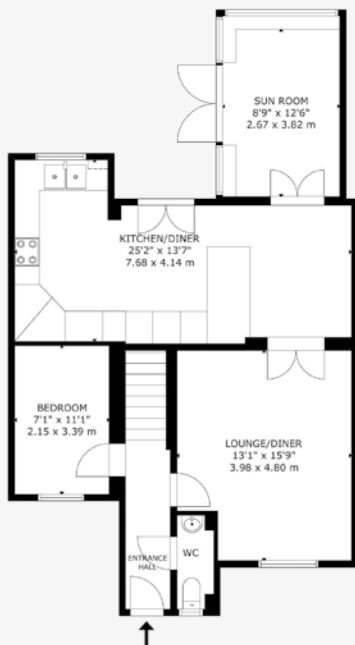


Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

Accommodation

Lounge:	4.8m x 4m	(15'9" x 13'1")
Dining Kitchen:	7.67m x 4.14m	(25'2" x 13'7")
Sun Room:	3.8m x 2.67m	(12'6" x 8'9")
Bedroom 1:	4.04m x 2.97m	(13'3" x 9'9")
En suite shower room:	2.1m x 1.85m	(6'11" x 6'1")
Bedroom 2:	5.28m x 4.78m	(17'4" x 15'8")
Bedroom 3:	3.43m x 2.97m	(11'3" x 9'9")
Bedroom 4:	3.38m x 2.16m	(11'1" x 7'1")
Bathroom:	4.52m x 2.41m	(14'10" x 7'11")



Ground floor



First floor

For more information or to register your interest, please contact:

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Agent's Note

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Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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