



30 Somerset Fields  
MUSSELBURGH | EH21 7FA

  
**warners**  
solicitors & estate agents





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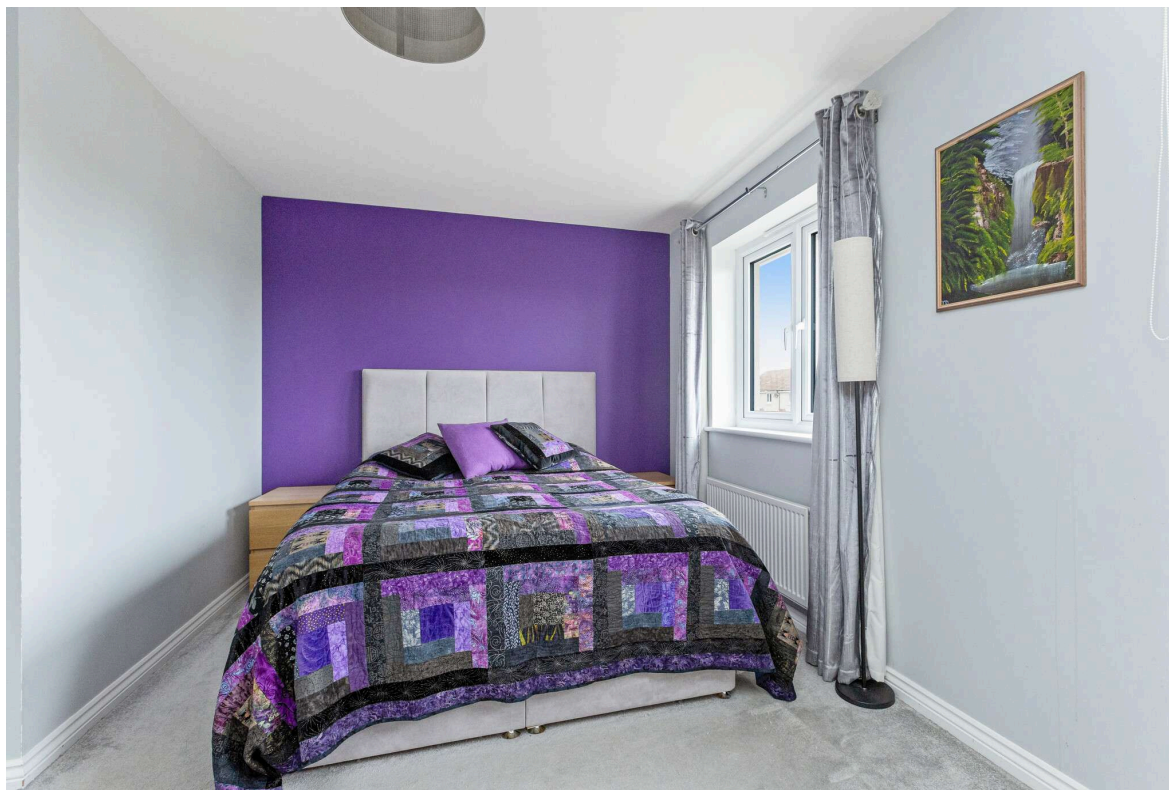
Warners are delighted to present to the market this stylish and well-maintained three-bedroom end-terraced home, quietly positioned within a desirable modern development in the popular East Lothian town of Musselburgh. Offering bright, well-proportioned accommodation, private landscaped gardens and allocated parking.

The property is welcomed by a bright entrance hallway, which benefits from useful built-in storage and provides access to the principal ground-floor accommodation. The contemporary fitted kitchen is thoughtfully designed with a good range of wall and base units, ample worktop space and excellent storage, making it well suited to both everyday living and entertaining. A convenient ground-floor WC completes the hallway accommodation. To the rear, the generously proportioned living and dining room provides an excellent family and entertaining space, with an abundance of natural light and direct access to the rear garden via French doors. The enclosed garden has been attractively landscaped with ease of maintenance in mind, incorporating a large area of lawn and a well-proportioned patio, creating an ideal outdoor setting for al fresco dining, entertaining or simply relaxing during the warmer months.

Upstairs, there are three well-presented bedrooms, comprising two comfortable double bedrooms and a further single bedroom, which would make an ideal home office, nursery or guest room. The principal bedroom benefits from integrated wardrobes and an additional useful storage cupboard. Completing the accommodation is a modern family bathroom, fitted with a stylish three-piece suite and shower over the bath.

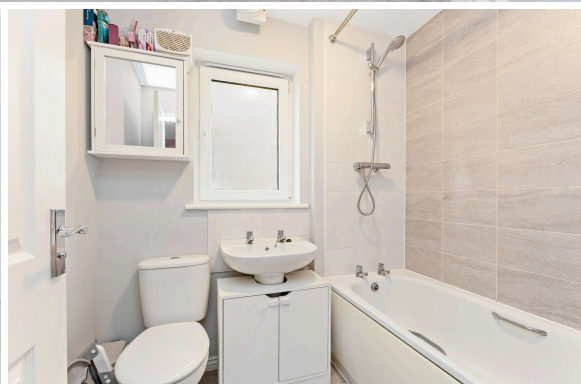
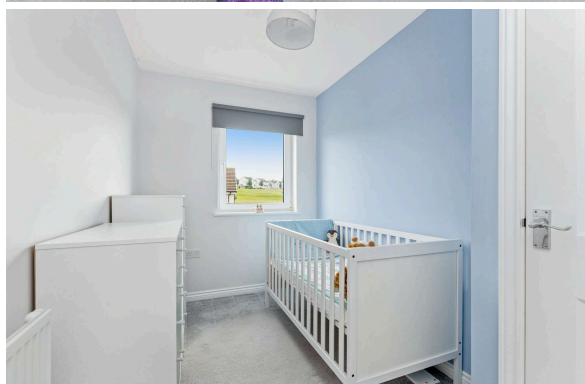
- Stylish 3-bedroom end-terraced home
- Bright living/dining room with garden access
- Private landscaped rear garden
- 2 doubles + versatile third bedroom
- Allocated & residents' parking
- Excellent storage & partly-floored loft
- Solar panels

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

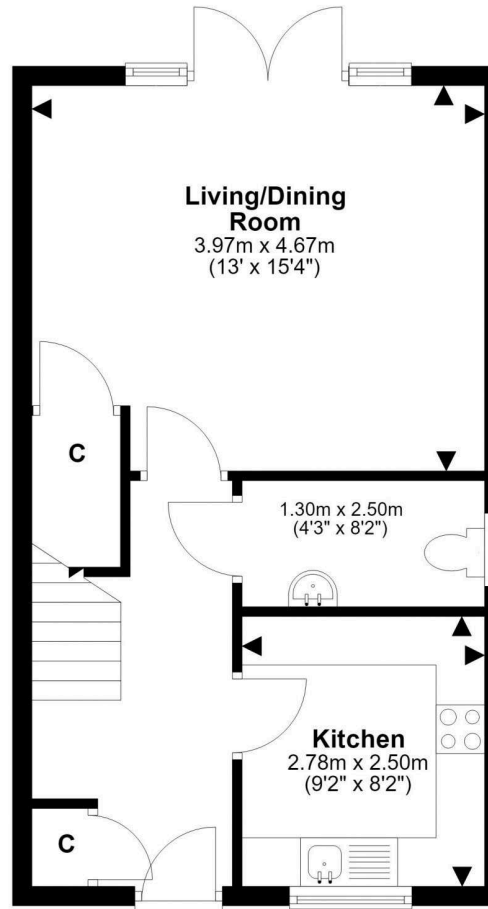


The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Scenic walks can be taken along the Promenade past the Harbour and also on the banks of the River Esk which flows through the town. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse 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 excellent public transport system is in operation within the town, including regular bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.

Energy rating B, Council tax band D. Factor is managed by Scottish Woodlands and costs around £16.08 per month. Extras included in this sale will be washing/tumble drying machine, dishwasher, fridge/freezer, double oven, curtains, blinds, wall-mounted shelf in living room, grey and white cupboard unit in downstairs bathroom, wall mounted coat hooks and wall mounted medicine cabinet in the upstairs bathroom. 2 out of 5 of the rose bushes from the garden will be left in the sale.

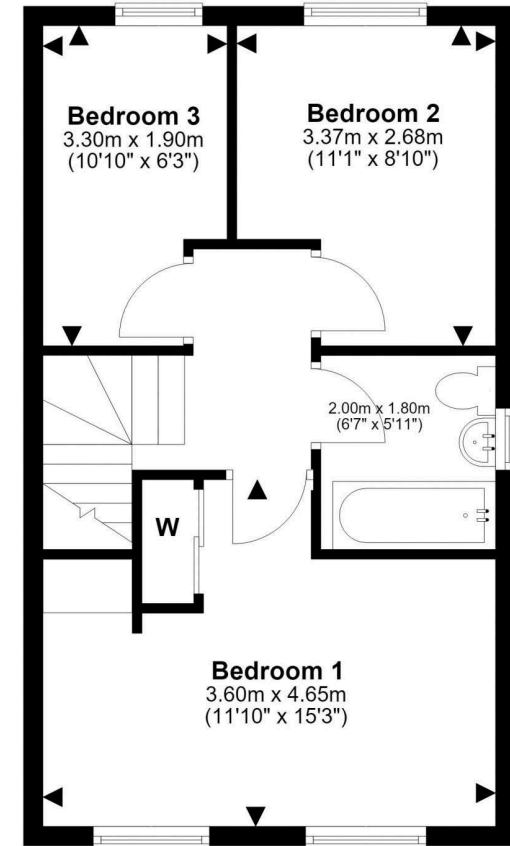






## Ground Floor

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.



## First Floor