



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



Welcome

Welcome to Clark Avenue, situated within a popular modern factored development, this beautifully presented three-bedroom end-terraced property offers spacious and versatile accommodation, private gardens to the front and rear, residents allocated parking along with visitors' parking. The property has been well maintained and is presented in good order throughout, making it an ideal home for a range of buyers. The accommodation offers comfortable and flexible living space, including a bright and welcoming living area, a well-appointed kitchen, three bedrooms and family bathroom facilities. This appealing home would be ideal for families, first-time buyers or professionals seeking a well-presented three-bedroom property within a desirable and convenient modern development, we would recommend an early viewing appointment.

- Reception hallway
- Downstairs WC and wash hand basin
- Front facing living room
- Fully fitted dining kitchen with French doors accessing the rear garden
- Three bedrooms, one with en-suite
- Attic storage
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Alarm
- Private gardens to the front and rear
- Allocated resident's parking with further visitors parking available





Musselburgh

Clark Avenue is situated within a popular residential area of Musselburgh, a thriving coastal town offering an excellent range of local amenities. The town centre provides a variety of shops, cafés, restaurants and supermarkets, while there are also well-regarded schools and leisure facilities nearby. Musselburgh is well served by regular public transport links into Edinburgh and surrounding areas, with convenient access to major road networks. The area also benefits from its close proximity to the coast, Musselburgh Racecourse and a variety of attractive open spaces, making it an ideal location for families, professionals and commuters alike.

Agents Note & Extras

The development is factored by Scottish Woodlands with an approximate annual fee of £303.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer. Included in the sale are all light fittings, all flooring, all blinds and curtains, fitted bedroom furniture including matching headboard and bedside cabinets. The stair lift is available by separate negotiation or can be removed if not required.



Get in touch

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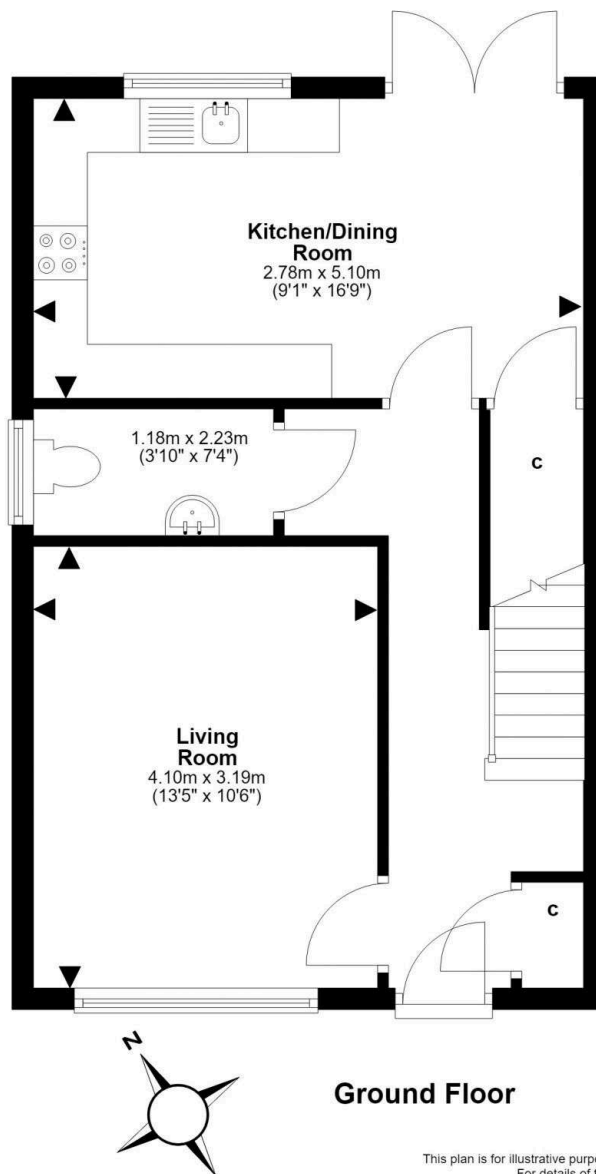
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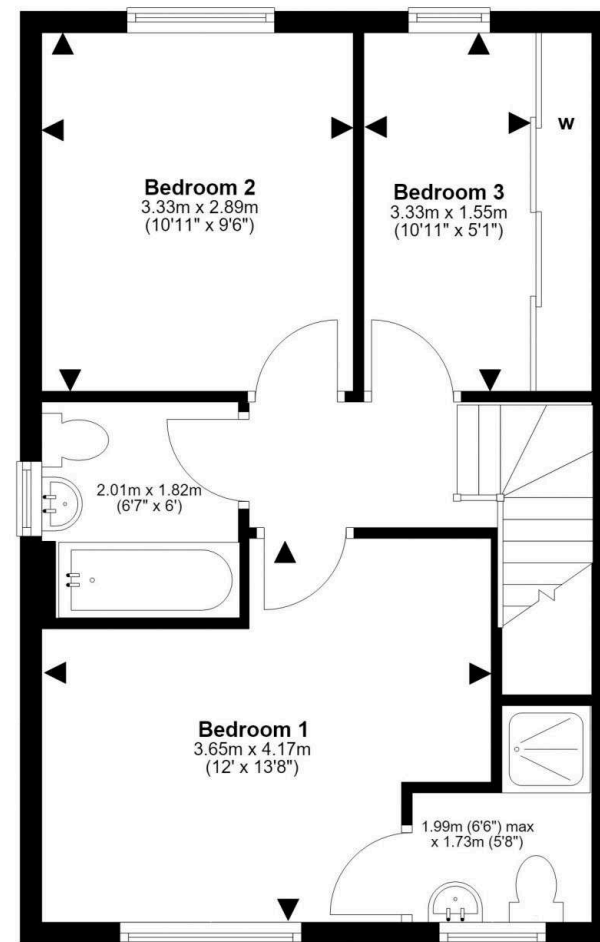


CHARTERED FIRM

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.



Ground Floor



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.