

OFFERS OVER £325,000

127 Newhailes Crescent
Musselburgh, EH21 6EF

drummondmiller
Solicitors & Estate Agents



- Spacious three-bedroom semi-detached villa
- Generously proportioned living room
- Large fitted kitchen
- Rear sun room
- Mature private gardens with greenhouse and shed
- Private garage and off-street parking
- EPC C

Description

Drummond Miller is delighted to present this spacious three-bedroom semi-detached villa, situated within a popular residential area of Musselburgh. Offering well-proportioned accommodation over two levels, the property provides an excellent opportunity to create a comfortable family home.

The entrance hall provides access to the principal accommodation and stairs to the upper floor. The bright living room is generously proportioned and provides a comfortable central reception space. To the front, the fitted kitchen offers a practical range of wall and floor-mounted units. A useful sun room is located to the rear, providing additional living space and access to the garden.

The upper floor comprises three bedrooms, offering flexibility for family living, guests or home working, together with a family bathroom. The accommodation also benefits from useful storage throughout.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits from private front and rear gardens, with the rear garden featuring mature plants, a greenhouse and shed.

There is also a private garage and off-street parking.

Location

The property is situated in Musselburgh, a popular East Lothian town offering a wide range of local amenities, including shops, cafés, restaurants, schools and leisure facilities. There are excellent transport links to Edinburgh and surrounding areas, with regular bus services and nearby rail connections. The town also benefits from a range of recreational facilities and attractive coastal and riverside walks.

Council Tax and EPC

Council Tax band E and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £340,000 and a link to the Home Report is available from the ESPC website.

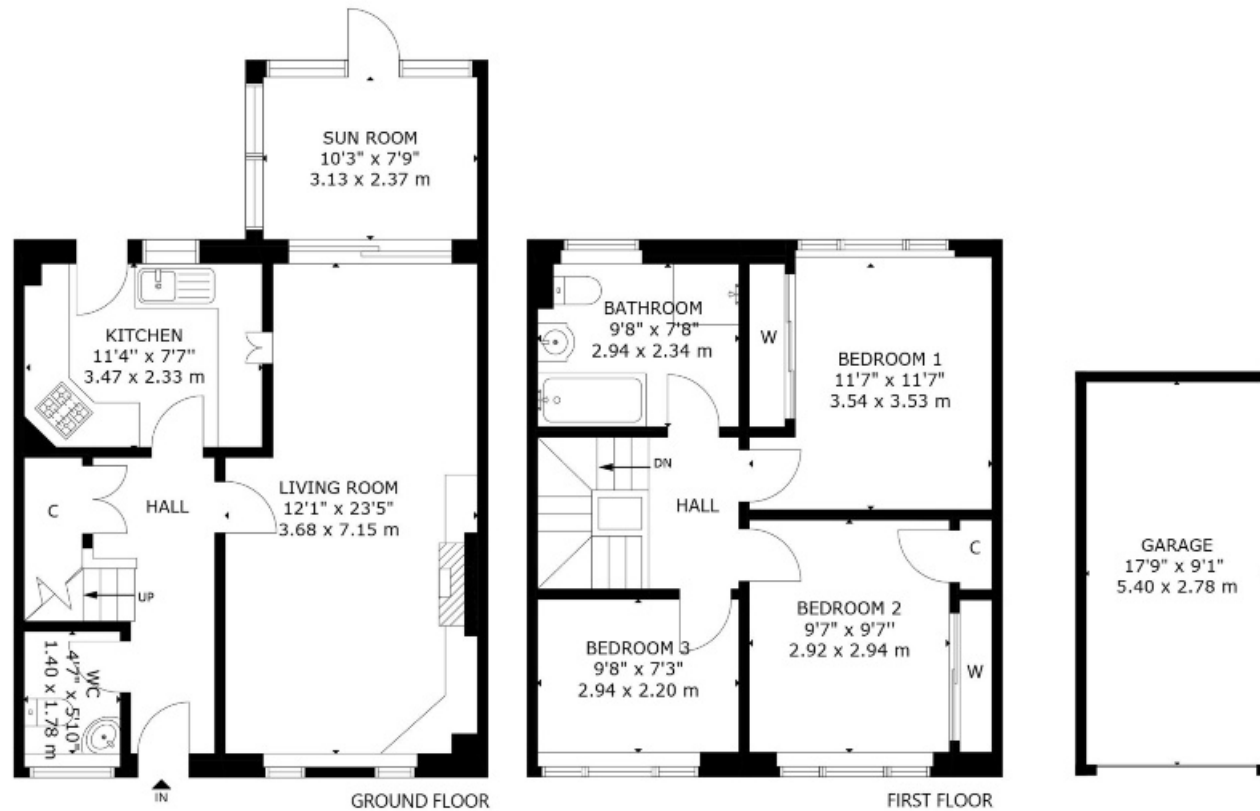
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





127 NEWHAILES CRESCENT, MUSSELBURGH, EH21 6EF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,117 SQ FT / 104 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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