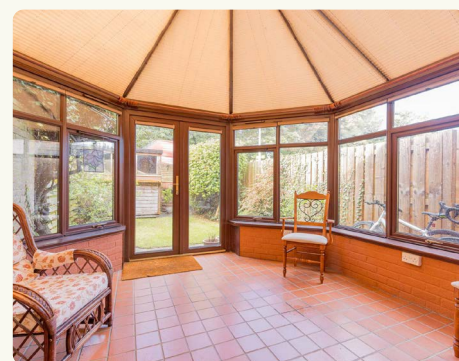




A delightful main door lower villa with conservatory and direct access to enclosed private south facing rear garden

 1 Bed  1 Bath  1 Reception

A delightful main door lower villa with conservatory and direct access to enclosed private south facing rear garden, which is situated in popular and established residential area. The property is well presented throughout and in brief accommodation comprises; entrance vestibule; sitting room with large storage cupboard; separate fitted kitchen; conservatory with direct access to private south facing rear garden; there is a well-proportioned double bedroom and modern shower room. The property benefits from electric heating, double glazing and easily maintained private front garden. To the rear of the property there is a well-maintained enclosed private south facing garden which is child friendly and ideal for entertaining.

Please note that no warranty will be given for the systems and appliances – they are sold as seen

Features

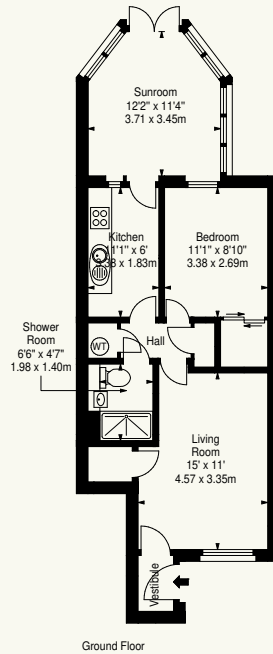
- Entrance vestibule
- Sitting room with large storage cupboard
- Separate fitted kitchen
- Conservatory with direct access to enclosed private rear garden
- Well proportioned double bedroom
- Shower room
- Electric heating
- Double glazing
- Easily maintained private front garden
- Private south facing rear garden
- On street parking
- EPC Rate: C

Offers Over £145,000

Campie Road,
Musselburgh,
East Lothian, EH21 6QX

 SquareFoot

Approx. Gross Internal Area
595 Sq Ft - 55.28 Sq M
For identification only. Not to scale.
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Traditionally a fishing village, Musselburgh is a historic coastal town situated on the southern shores of the Firth of Forth, at the mouth of the River Esk. The Capital lies just 3 miles to the west and is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park & Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network. The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as

large branches of Tesco, Aldi and Lidl. The Fort Kinnaird Retail Outlet, which plays host to the majority of High Street names, is within a short drive. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres, are but a few of the choices available. In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Schooling at primary and senior levels in both the state and private sector is available within the town (including Loretto School which caters for day and boarding pupils). The Queen Margaret University is within a few minutes.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm (no appointment necessary) or by appointment

Contact Lindsay on:

 0131 229 4040

 edinburghproperty@lindsays.co.uk

 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.