





Welcome

This spacious four-bedroom double upper is set in the popular East Lothian town of Musselburgh. With flexible accommodation over two levels, off-street parking and an easily maintained rear garden, it offers plenty of room for family life.

A private side entrance leads upstairs to the main entrance and living level. The bright, homely lounge opens into a generous kitchen with an excellent range of wall and base units and ample worktop space, ample room for a dining table and chairs, and rear-facing windows that bring in plenty of natural light. On this level we have two sizeable double bedrooms, one to the front and one to the rear, the family bathroom with a shower over the bath and window giving natural light. Two storage cupboards complete this level.

Stairs lead to the attic conversion, where there are two further generous bedrooms, both with good storage, and a separate WC.

The property also benefits from gas central heating, double glazing, private rear garden and a driveway providing off-street parking.





Musselburgh

Eskview Avenue enjoys a convenient location within the popular East Lothian town of Musselburgh, ideally placed for a wide range of local amenities and excellent transport links. Musselburgh Railway Station and Queen Margaret University are both within easy reach, while convenient access to the A1 and Edinburgh City Bypass makes the location particularly well suited to commuters.

Musselburgh offers an excellent selection of everyday amenities, including supermarkets, independent shops, cafés and restaurants, together with well-regarded primary and secondary schooling. As part of the beautiful East Lothian coastline, the town also provides wonderful opportunities for scenic walks, outdoor pursuits and access to nearby beaches. Golf enthusiasts are particularly well catered for, with Musselburgh Golf Club at Monktonhall close by, alongside several other renowned East Lothian courses.

Combining excellent local amenities, coastal living and easy access to Edinburgh, Musselburgh continues to be an extremely popular place to call home.

Extras

Included in the sale will be light fittings, window coverings, fridge/freezer, washing machine and cooker.



Get in touch

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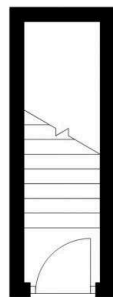
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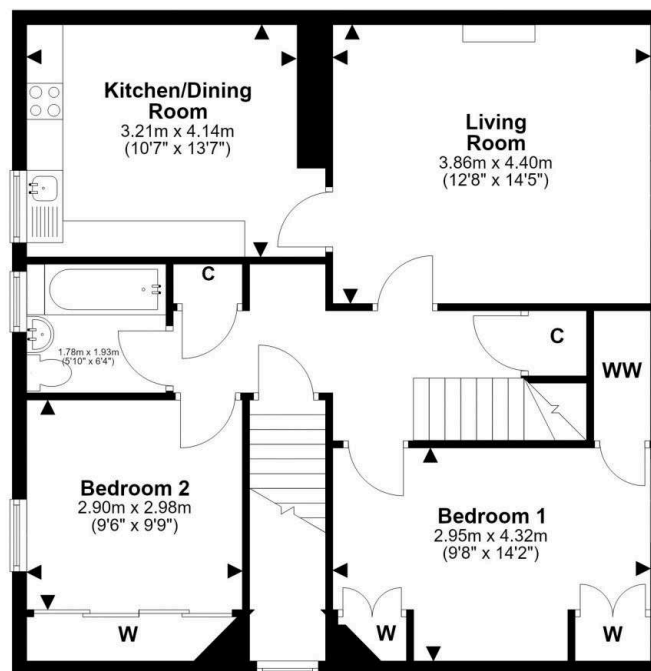


CHARTERED FIRM

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.

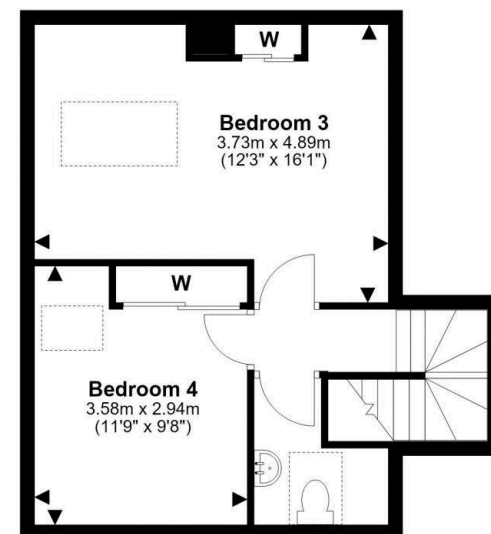


Ground Floor



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.



Second Floor

