



171 Clark Avenue
Musselburgh, East Lothian, EH21 7FD

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with understairs storage cupboard.
- Cloakroom/WC.
- Attractive, generously proportioned living room with space for a dining table and chairs.
- French doors opening onto the rear garden.
- Modern fitted kitchen with integrated appliances.
- Upper landing with access to a partly floored attic.
- Two generously proportioned double bedrooms, both with built-in mirrored wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private front garden area.
- Enclosed, west-facing private rear garden with decking area.
- Private allocated parking space to the rear.
- Electric vehicle charging point.
- Unrestricted on-street parking.
- Open outlook to the front.
- Children's play park to the front.



GENERAL DESCRIPTION

An immaculately presented mid-terrace villa, set within an established modern development in the sought-after coastal town of Musselburgh, East Lothian. Presented to the market in move-in condition, the property would make an ideal purchase for a first-time buyer or young couple and benefits from an excellent range of amenities on Musselburgh High Street. Ideally located for commuting.

FACTORING NOTE

The development is factored by Scottish Woodlands at an approximate charge of £30 per calendar month. This covers the maintenance of all the communal areas within the development.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

C.

APPROXIMATELY 0.9 MILES TO WALLYFORD TRAIN STATION.

APPROXIMATELY 19.3 MILES TO EDINBURGH AIRPORT.

WITHIN 200 METRES.

LOCATION

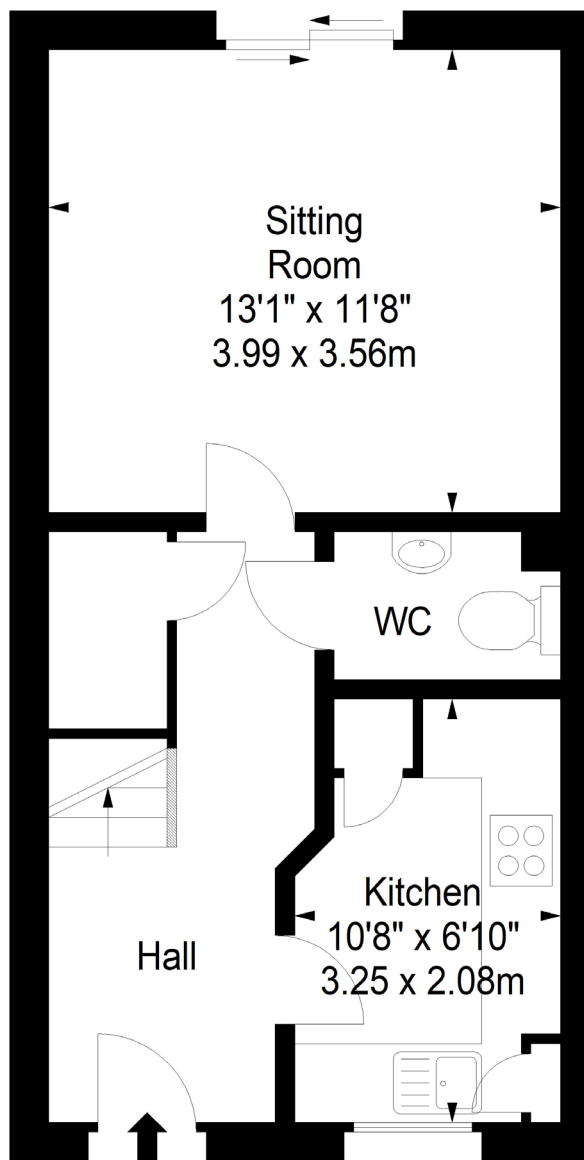
Approximately seven miles east of Edinburgh city centre, on East Lothian's picturesque coastline, Musselburgh offers an appealing small-town lifestyle within easy reach of the capital. The town features a seafront promenade, historic harbour and sandy beach, while its thriving High Street offers a vibrant mix of independent businesses and retailers, complemented by major supermarkets and extensive shopping facilities at nearby Fort Kinnaird. Sailing and water sports are readily available, alongside a wealth of outdoor pursuits, including walking and cycling by the scenic River Esk and golf at historic Musselburgh Links, recognised as one of the oldest golf courses in the world. Further leisure attractions include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property lies within the catchment area for excellent state schools, with private education available at the prestigious Loretto School. Regular bus and rail services provide convenient connections to Edinburgh and across East Lothian, while the A1 and Edinburgh City Bypass are also easily accessible.

EXTRAS: THE SALE PRICE INCLUDES ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES, WINDOW BLINDS AND INTEGRATED KITCHEN APPLIANCES, COMPRISING THE HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND WASHER/DRYER. SHELVING WITHIN THE PROPERTY, GARDEN SHED AND THE ELECTRIC VEHICLE CHARGING POINT ARE ALSO INCLUDED. SOME FURNITURE MAY BE AVAILABLE BY SEPARATE NEGOTIATION.

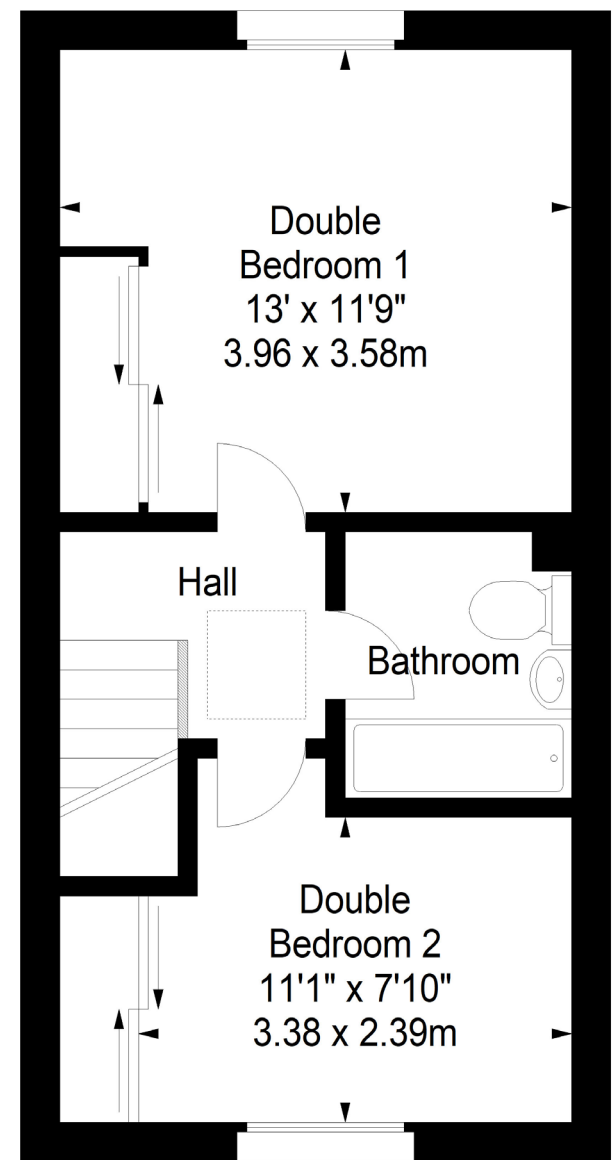




**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Ground Floor



First Floor

Clark Avenue,
Musselburgh,
East Lothian, EH21 7FD

 **SquareFoot**

Approx. Gross Internal Area
708 Sq Ft - 65.77 Sq M
For identification only. Not to scale.
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76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.