

29 Campie Road

MUSSELBURGH | EH21 6QX

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Set within a popular residential area of Musselburgh, this immaculate and fashionably presented three bedroom end terraced house offers stylish, contemporary interiors, flexible accommodation and delightful private gardens. The property is beautifully maintained throughout and is certain to appeal to a wide range of purchasers, including first-time buyers, young families and professionals alike.

The accommodation is presented in true move-in condition, with a fresh, modern feel throughout. At ground floor level, a welcoming entrance leads into a bright and spacious living room, providing a comfortable setting for everyday relaxation. The living room flows effortlessly into the contemporary kitchen/dining room, creating a sociable semi-open plan layout ideally suited to modern family life and entertaining. The kitchen offers ample space for cooking and dining, whilst elegant French doors open directly onto the rear garden, allowing natural light to flood the room and providing a seamless connection between indoor and outdoor living.

Upstairs, there are two well-proportioned double bedrooms, both offering comfortable accommodation, together with a third single bedroom which would make an ideal nursery, child's bedroom or dedicated home office. A family bathroom completes the accommodation, whilst useful built-in storage adds to the practicality of this appealing home.

Externally, the property benefits from attractive private gardens to the front and rear. The front garden is laid to lawn with established shrubbery, creating an inviting approach to the property. To the rear, the enclosed garden features a patio area, perfect for outdoor dining and summer entertaining, alongside a neat area of lawn offering space to relax and unwind. Unrestricted on-street parking is available nearby.

- Immaculately presented three bedroom end terraced home
- Fashionable interiors in true move-in condition
- Bright living room and semi-open plan kitchen/dining room
- French doors opening onto private rear garden
- Two double bedrooms and versatile third bedroom/home office
- Attractive front and rear gardens with patio area

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







Energy Rating C, Council Tax band D.

Extras included in the sale are all blinds, hob, oven and washing machine.

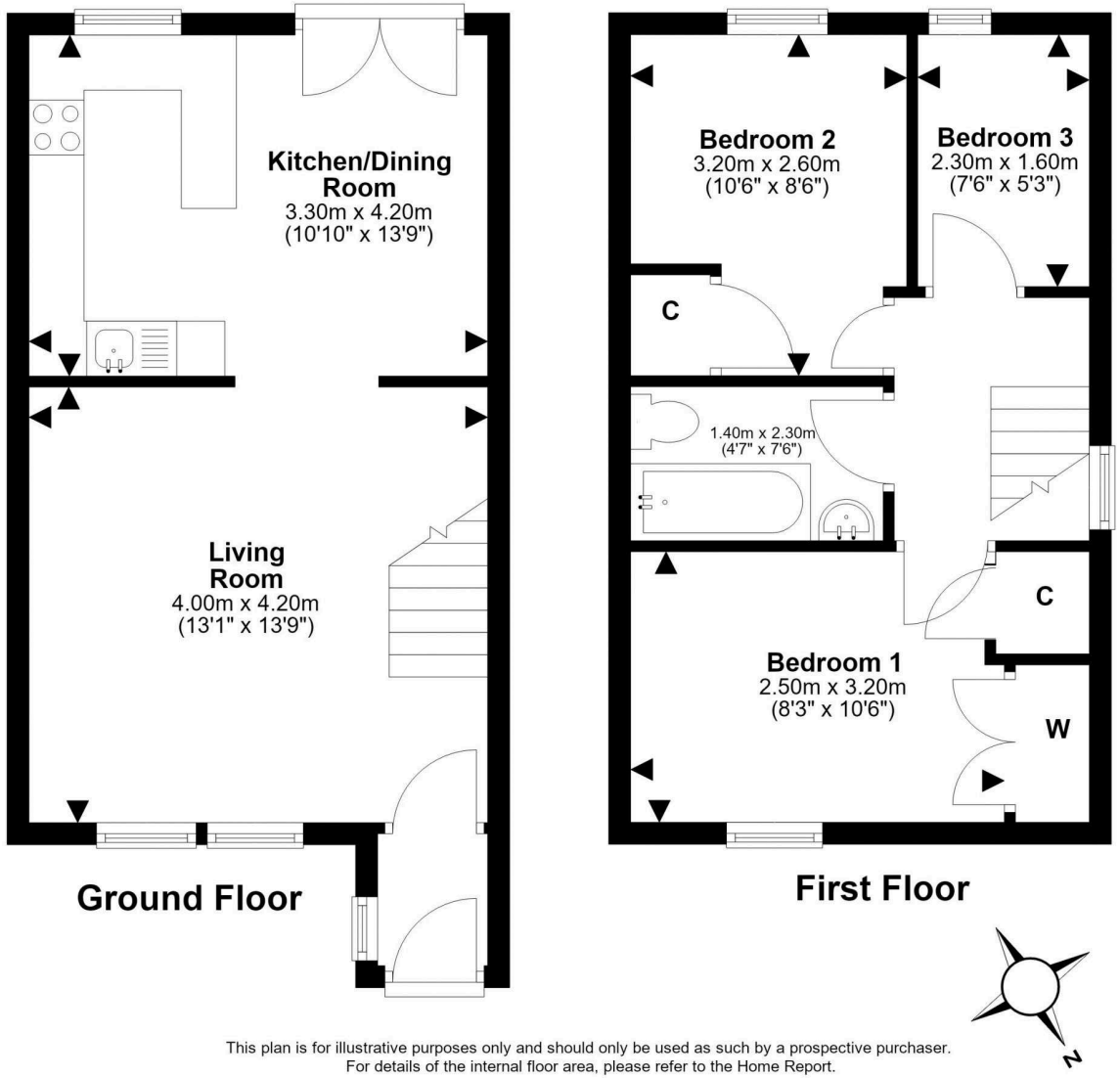
The ever popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh, and has its own sandy beach and picturesque harbour, with a further stretch of golden sand in neighbouring Portobello. Pleasant walks can be taken alongside the River Esk and in nearby open countryside. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, including small specialist shops, Tesco Extra store and Aldi. Further shopping is available nearby at Asda at The Jewel and the Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.











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.

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