

17 Grove Street,
Musselburgh EH21 7EZ







A superb semi detached 3 bedroom villa with detached garage and delightful enclosed mature private gardens, which is situated in popular and established residential area

3 Bed 2 Bath 3 Reception

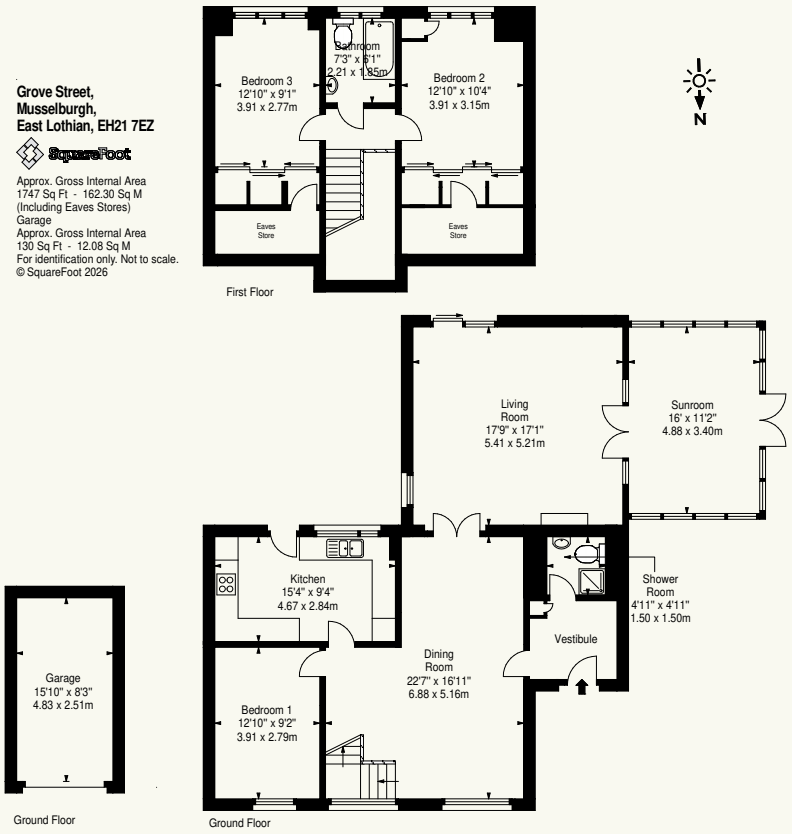
A superb semi detached villa with detached garage and delightful enclosed mature private gardens, which is situated in popular and established residential area and is within easy commuting distance of Edinburgh. The property would now benefit from modernisation and offers excellent potential to create a wonderful family home. This lovely property provides flexible and spacious family accommodation over two floors and in brief comprises; on the ground floor there is an entrance vestibule, spacious sitting room with direct access to the beautiful rear garden; sun room with access to the rear garden, formal dining room , fitted kitchen/breakfast room which is ideal for casual dining and there is direct access to the large enclosed private rear garden, there is a well proportioned double bedroom and shower room. On the first floor there are two well proportioned bedrooms and a family bathroom with window. This charming family home benefits from gas central heating, double glazing, excellent stowage and a detached garage which provides excellent storage and secure parking. To the front of the property there is an easily maintained garden and to the rear there is a large mature enclosed rear garden which is predominantly laid to lawn and bordered by mature plants and shrubs, which is ideal for entertaining and child friendly. An early viewing is highly recommended.

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

Features

- Entrance vestibule
- Spacious and bright sitting room which has direct access to the rear garden
- Sun room with access to the rear garden
- Formal dining room
- Fitted kitchen/breakfast room with access to the rear garden
- Shower room
- Three well proportioned bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Excellent storage
- Beautiful mature private gardens to the front and rear
- Detached private garage
- EPC Rating C

Offers Over £335,000









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 Racecourse 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). Queen Margaret University is within a few minutes.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays 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.