OFFERS OVER £215,000

14 Windsor Park
Musselburgh, EH21 7QL

drummondmiller
Solicitors & Estate Agents



- Generously Proportioned Three-Bedroom End-Terraced Villa with Driveway and Gardens
- Excellent family-sized accommodation
- Three well-proportioned double bedrooms
- Spacious living/dining room
- Driveway plus well-maintained front and rear gardens with paved area and garden shed
- Epc C



Description

Drummond Miller is delighted to present this generously proportioned semidetached villa, offering excellent family-sized accommodation over two levels.

The property is entered into a welcoming hallway, which provides access to the principal rooms and stairs to the upper floor. The spacious living/dining room offers a versatile setting for both relaxing and dining, while the kitchen is fitted with a gas hob and provides access to the rear of the property. A bathroom completes the ground-floor accommodation.

Upstairs, the landing leads to three well-proportioned double bedrooms, providing excellent flexibility for family living, guests or home working.











Central Heating and double glazing
There are double-glazed windows throughout and gas central heating.

Garden and parking
The property benefits from a driveway and well-maintained front and rear gardens. The rear garden includes a paved area and garden shed.

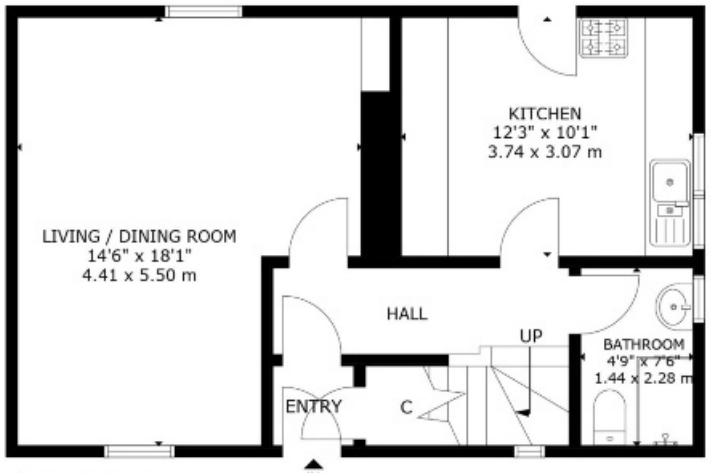
Location
Windsor Park is situated within the popular East Lothian town of Musselburgh, approximately six miles east of Edinburgh city centre. The town offers a wide range of everyday amenities, including shops, supermarkets, cafés, restaurants and leisure facilities. Musselburgh is also well placed for outdoor recreation, with the River Esk, coastline and beach providing opportunities for walking and cycling, while Musselburgh Racecourse and Musselburgh Links are nearby. The town is well connected by road and public transport, with regular bus services and rail links providing access towards Edinburgh and East Lothian. The A1 and Edinburgh City Bypass are also readily accessible, making this a convenient location for commuters. Musselburgh offers a selection of primary and secondary schools, as well as Queen Margaret University.

Council Tax and EPC
Council Tax band C and has a C-rated Energy Performance Certificate.

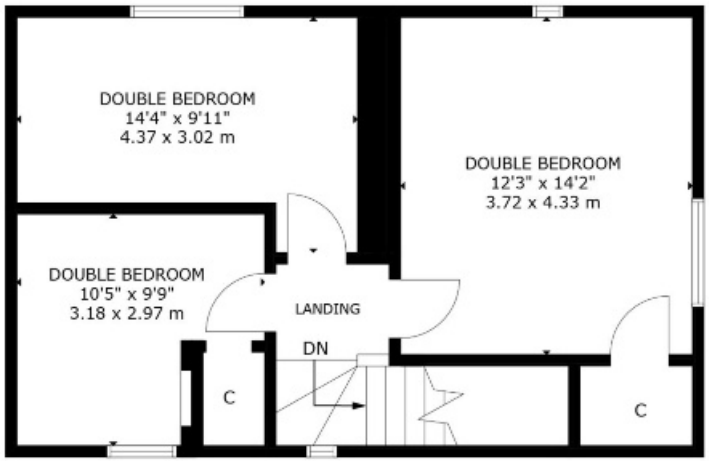
Home Report
The property has been valued at £220,000 and a link to the Home Report is available from the ESPC website.

Viewing
By appointment only, telephone 0131 229 3399.

Extras
All curtains, pelmets, blinds and light fittings are included in the sale price.



GROUND FLOOR



FIRST FLOOR

14 WINDSOR PARK, MUSSELBURGH, EH21 7QL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,026 SQ FT / 96 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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