GILSONGRAY

LAW • PROPERTY • FINANCE



17 MUCKLETS PLACE

Musselburgh, East Lothian, EH21 6SR

1	3	2
Public Room	Bedroom	Bathroom

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Set within an established residential setting in Musselburgh, this contemporary semi-detached house offers bright, well-presented accommodation over two levels, with a flexible three-bedroom layout, private front and rear gardens, and unrestricted on-street parking. Well suited to family life, the property is also conveniently placed for local amenities, schooling and transport links.

An entrance hall leads into a generous living room with a feature fireplace, flowing through to a separate dining room with access outside. The neighbouring kitchen is fitted in a contemporary style with ample storage and workspace. Also on the ground floor is a double bedroom and a useful shower room. Upstairs, there are two further bedrooms and a family bathroom. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included.

CLICK HERE
TO TAKE A VIRTUAL TOUR OF THE PROPERTY



RECEPTION ROOMS
& LIVING SPACE











FEATURES

- Contemporary semi-detached house in an established Musselburgh setting
- Entrance hall with stairwell
- Bright living room with feature fireplace
- Sunny dining room with garden access
- Contemporary well-appointed kitchen with good storage and worktop space
- Downstairs bedroom with storage and en-suite
- Further two double bedrooms, one with a sunny aspect
- Family bathroom with overhead shower
- Private front and rear gardens
- Unrestricted on-street parking






La Mer



THE BEDROOMS
& BATHROOMS



MUSSELBURGH, EAST LOTHIAN

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital.

The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world.

Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.





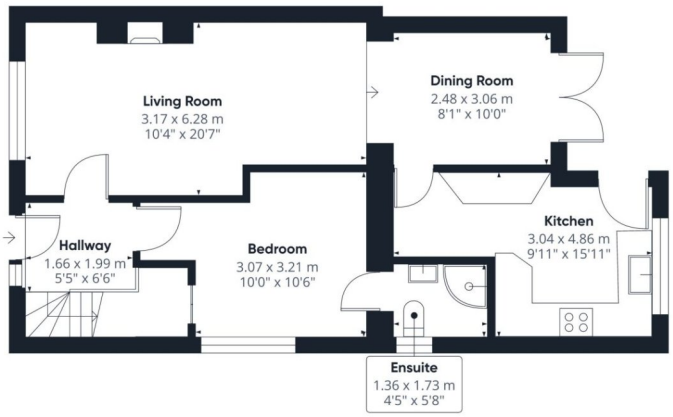


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WITH GILSON GRAY ON 01620 893 481

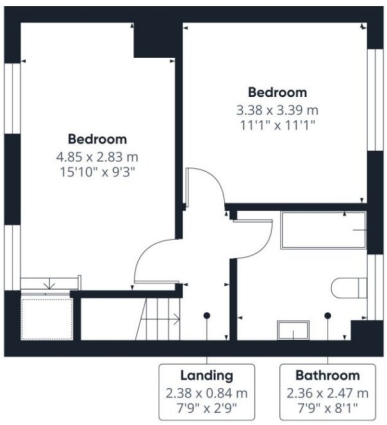
EPC RATING
D

COUNCIL TAX BAND
D

FLOORPLAN



Main Floor



FLoor Level 2

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Approximate total area(1)
89.3 m²
962 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

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