





McEwan Fraser Legal

Solicitors & Estate Agents

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5 Beulah

MUSSELBURGH, EAST LOTHIAN, EH21 7LH

For those who are entirely unfamiliar with the area, Musselburgh is a thriving historic town, situated on the boundary of the city of Edinburgh, in the County of East Lothian. It is approximately eight miles from the city centre of Edinburgh and conveniently located on the shores of the Firth of Forth.

There are direct routes to and from the city centre using the Musselburgh Bypass, Milton Road or one of the many and frequent bus services that pass through the town, the East-End of Princes Street can often be reached in a matter of twenty minutes. There is also a train link from Musselburgh Station, which takes you direct to Waverley Station in the heart of the city centre, a journey of less than ten minutes. As much of the districts through traffic is taken by the Bypass, Musselburgh is quite a civilised shopping centre. It has a very wide range of shopping facilities, very good services and banking, Post Office and building society services in abundance. Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements, however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach to the property by car.

Musselburgh is a gateway to East Lothian which is a beautiful agricultural county. Along its shores are a number of most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills and Haddington is its historic County Town with nearby North Berwick being a place of fun and interest.

Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others, a windsurfing pond just along the coast, a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park, a dance school and all other amenities associated with any well-established bustling township.







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KITCHEN & FAMILY ROOM



5 BEULAH



Located in a quiet cul-de-sac off Linkfield Road in an established residential area to the east of the town centre, opposite Musselburgh Race Course, the world famous 9 hole links golf course and close to Lorretto School, this exceptionally well maintained stone built Victorian semi-detached cottage has been completely re-decorated and re-carpeted, a condensing combi-boiler fitted and a "Laufen" bathroom and shower room installed, all of which offer all the conveniences of modern day living whilst successfully retaining the period elegance. The property comprises of an entrance vestibule & hall, twin windowed sitting room with impressive feature fireplace and Edinburgh press, double bedroom, family shower room, family dining room leading to the spacious fitted kitchen and back door into walled rear garden, which includes large shed. Upstairs, there are two dormer windowed double bedrooms, superb family bathroom and three-piece suite with shower above the bath. The property also benefits from a paved front garden and sunny secure rear garden, DGH and on-street parking.

Early viewing is recommended.



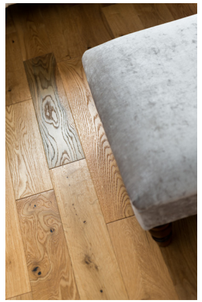
LOUNGE









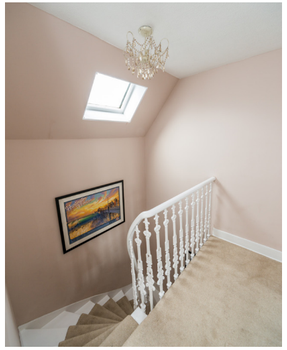














STAIRCASE / BEDROOMS









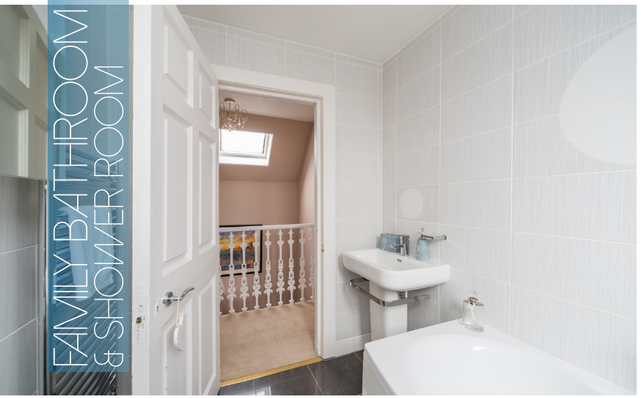








FAMILY BATHROOM & SHOWER ROOM









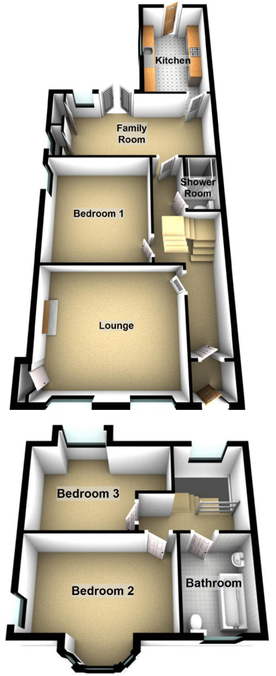








SPECIFICATIONS / FLOOR PLAN / LOCATION



APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	5.11m (16'9") x 4.06m (13'4")
Family Room	6.18m (20'3") x 2.70m (8'10")
Kitchen	4.35m (14'3") x 2.59m (8'6")
Bedroom 1	4.22m (13'10") x 3.44m (11'3")
Bedroom 2	4.34m (14'3") x 3.40m (11'2")
Bedroom 3	4.24m (13'11") x 2.90m (9'6")
Bathroom	2.72m (8'11") x 1.88m (6'2")
Shower Room	1.84m (6') x 1.28m (4'2")

GROSS INTERNAL FLOOR AREA (m^2) - 136 m^2

EPC - D

EXTRAS
(Included in the sale)

Carpets, blinds and integrated kitchen appliances. Other items may be available by separate negotiation.



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Part Exchange Available

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