

Immaculate detached five bedroom family home

In sought after residential development in popular East Lothian town







34 Denholm Drive

Musselburgh, East Lothian, EH21 6TR

Scan Here!

5 BED

2 BATH + WC

DRIVEWAY

ENERGY D EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



The property is situated in the popular East Lothian town of Musselburgh which lies on the South shore of the Firth of Forth to the East of Edinburgh.

There are excellent shopping and leisure facilities in Musselburgh with more available at nearby Asda and the rapidly expanding Fort Kinnaird complex.

The rail station, with a journey time to Edinburgh of just six minutes, is a three minute walk from the property, frequent bus services operate into Edinburgh city centre, and the city by-pass is approximately one mile away.

Schooling is well represented in the area from nursery through to senior level and all are within a walkable distance from the property.



Musselburgh | East Lothian







34 Denholm Drive

This immaculately presented and tastefully decorated detached family home situated in an exclusive residential devlopment within Musselburgh has many luxury features.

The property benefits from well presented gardens to the front and rear. The driveway provides ample parking for two cars. The rear, fully enclosed family friendly garden, benefits from premium NoMow artificial grass which needs no maintenance. There are solar panels on the roof providing cost effective hot water heating. There is underfloor heating in the lounge, dining room and upstairs bathrooms. The whole house benefits from gas central heating and double glazing, all of which ensures a warm and cosy living environment.

This well presented accommodation comprises of an entrance hall with wooden floor and under-stair cupboard. The light and spacious open plan living and dining room have wooden floor throughout, there is a living flame gas fire in the living area and patio doors in the dining area leading to the back garden. The play/family room which was formerly the garage could double as an extra bedroom. The stunning fully fitted bespoke kitchen comprises of integrated appliances, a Rangemaster stove, granite worktops and excellent storage. The utility room, off the kitchen, also has fitted units, a pulley for clothes drying and a door to the back garden. The downstairs WC has a two piece suite and wooden floor.

A carpeted staircase leads from the hall to the upper landing which has attic access. The master bedroom with fully fitted wardrobes also benefits from a well designed en-suite shower room. The second double bedroom and two other double bedrooms also have fully fitted wardrobes. The family bathroom has tiled floor and white three piece suite with an electric shower over the bath.











Kitchen/Utility Room





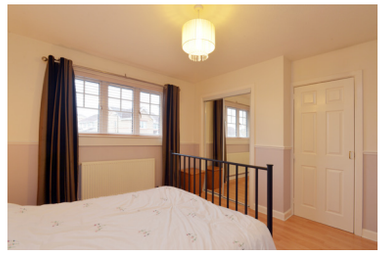
"...The stunning fully fitted bespoke kitchen comprises of integrated appliances, a Rangemaster stove, granite worktops and excellent storage..."













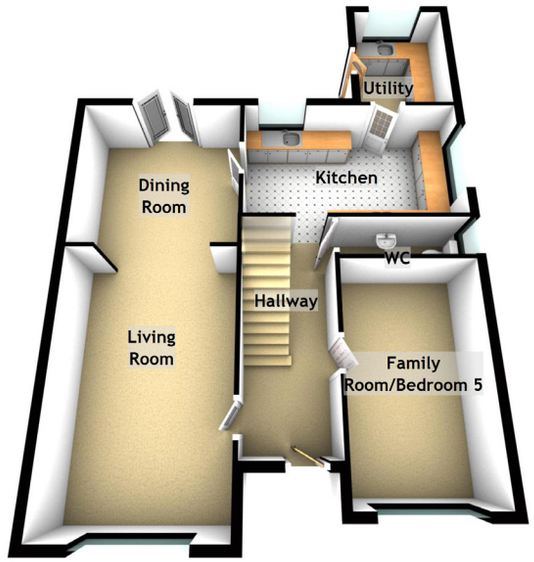




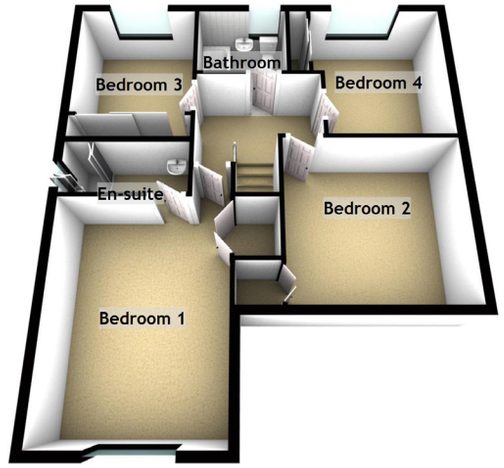




Ground Floor



First Floor



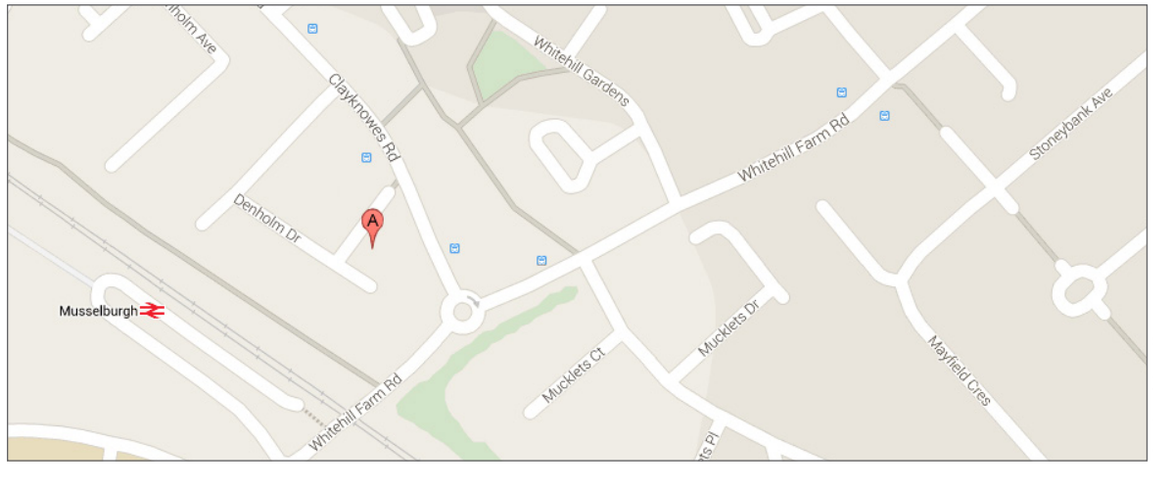
SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Living Room	5.47m (17'11") x 3.55m (11'8")	Bedroom 2	3.77m (12'4") x 3.61m (11'10")
Dining Room	3.56m (11'8") x 3.41m (11'2")	Bedroom 3	2.96m (9'9") x 2.67m (8'9")
Kitchen	4.81m (15'9") x 2.85m (9'4")	Bedroom 4	2.90m (9'6") x 2.84m (9'4")
Utility	2.69m (8'10") x 2.13m (7')	Family Room/ Bedroom 5	4.70m (15'5") x 2.46m (8'1")
Bedroom 1	4.35m (14'3") x 3.46m (11'4")	Bathroom	2.04m (6'8") x 1.68m (5'6")
En-Suite	2.67m (8'9") x 1.63m (5'4")	WC	2.81m (9'3") x 0.84m (2'9")

Extras
(Included in the sale)

All fitted carpets and floor coverings with other items by negotiation.



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Part Exchange

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