





McEwan Fraser Legal

Solicitors & Estate Agents

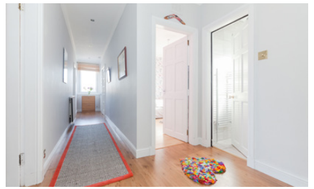
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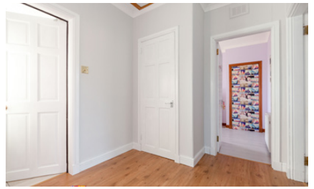
11 Ashgrove Place

MUSSELBURGH, EAST LOTHIAN, EH21 7LU

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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 seven 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 one of the many and frequent bus services that pass through the town. There is also a train link from Musselburgh Station, which takes you directly to Waverley Station in the heart of the city centre, a journey of fewer than ten minutes. Musselburgh is quite a civilised shopping centre and 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 the Tesco superstore a few minutes walk from the property or make your way to Kinnaird Park full of shopping and leisure facilities including the multiplex cinema. 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 provides facilities for squash, badminton, indoor bowling, gymnastics, yoga and fitness classes amongst others. There is also 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.











11 Ashgrove Place

New on the market is this spacious three bedroom upper villa, forming part of a peaceful residential area. Internally the property is in great condition and has been well cared for by the current owner. Briefly comprising a main door entrance, vestibule, storage and stairway. A hall with two storage cupboards provides access to all the rooms. The comfortable lounge at the front of the property has a feature gas fire, a fully fitted breakfasting kitchen includes an integrated gas hob, oven, hood, fridge freezer and a dishwasher. There is additional storage and space for entertaining outdoors with a stable style door providing access to a sunny balcony. There are three spacious double bedrooms with plenty of space for free-standing furniture arrangements, the master bedroom has full-length built-in wardrobes with mirrors as welcomed additions. A fresh, fully tiled white suite bathroom completes this floor with P-shaped bath, mains rainfall shower and towel radiator. The property further benefits from an attic space which provides two additional rooms that could be used for various purposes. A new boiler supplies a gas central heating system and the double glazed windows will ensure a warm yet cost-effective living environment throughout. Externally there is a private garden to the rear with laid lawn a summer house and playhouse. There is also more than adequate on-street parking able to accommodate both owners and visitors. Early viewing is advisable as this property is expected to be popular with a variety of buyers.













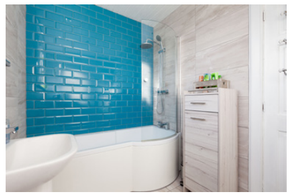






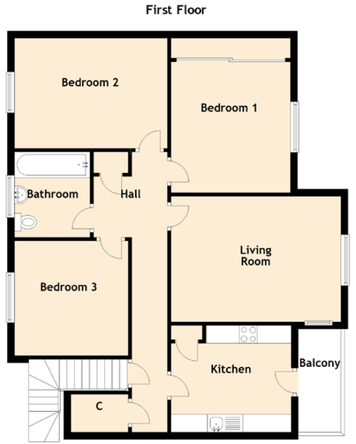




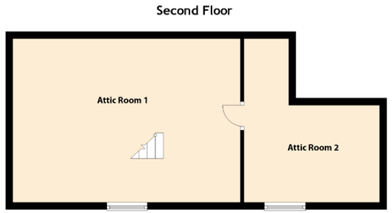


Specifications

FLOOR PLAN AND LOCATION







APPROXIMATE DIMENSIONS

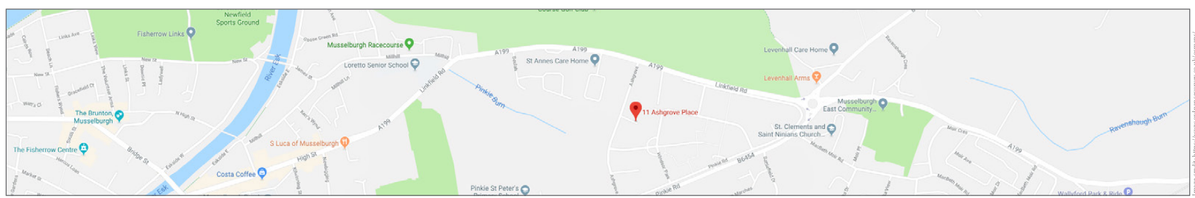
(TAKEN FROM THE WIDEST POINT)

Kitchen	3.38m (11'1") x 3.00m (9'10")
Living Room	4.87m (16') x 3.53m (11'7")
Bedroom 1	3.68m (12'1") x 3.36m (11')
Bedroom 2	4.30m (14'1") x 2.60m (8'6")
Bedroom 3	3.47m (11'5") x 3.20m (10'6")
Bathroom	2.40m (7'10") x 1.84m (6')
Attic Room 1	6.40m (21') x 4.60m (15'1")
Attic Room 2	4.60m (15'1") x 3.81m (12'6")

GROSS INTERNAL FLOOR AREA (M2) : 95m2

EPC RATING : C

EXTRAS (INCLUDED IN THE SALE) : All fixtures, fittings, floor coverings, summer house, playhouse, white goods and appliances.











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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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