





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

32 Clark Avenue

MUSSELBURGH, EAST LOTHIAN, EH21 7BS

32 CLARK AVENUE

OFF-STREET | DECKING AREA | BUS LINKS | LOCAL AMENITIES | NEAR SCHOOLS | LEISURE FACILITIES









OPEN VIEWING 2PM - 4PM SUNDAYS.

An excellent opportunity has arisen to acquire this highly desirable three bedroom semi detached house, making for an ideal family home and located in the Musselburgh area of East Lothian. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, with the ground floor briefly consisting of an entrance hallway with storage cupboard, access to the bright and spacious lounge with an under-stair storage cupboard and access to the rear garden through French doors. This space is a bright and spacious room with ample space for a dining table and chairs. The modern kitchen which has been extensively upgraded is located at the front of the property, and benefits from an integrated four gas hob/oven, extractor hood, fridge freezer, washing machine and dishwasher. The ground floor is completed by a useful two-piece WC.

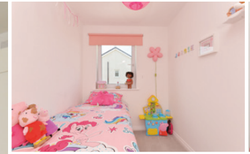
The first floor features a landing with three double bedrooms, all of which are flooded with light and provide space for storage units and furniture arrangements. The master bedroom has the added benefit of having built-in sliding wardrobes. This level is completed with a three-piece, partially tiled family bathroom, benefiting from an over-head shower. The attic accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, wireless CCTV system and intruder alarm. The driveway with space for two cars provides off-street parking and more than adequate on-street parking to accommodate visitors. The private garden grounds to the front and rear that are mainly laid to lawn with decking area to the rear.












THE DETAILS

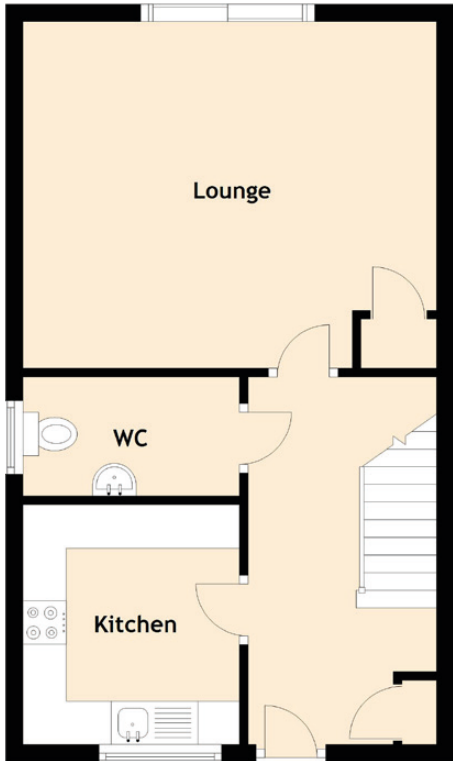
Approximate Dimensions
(Taken from the widest point)

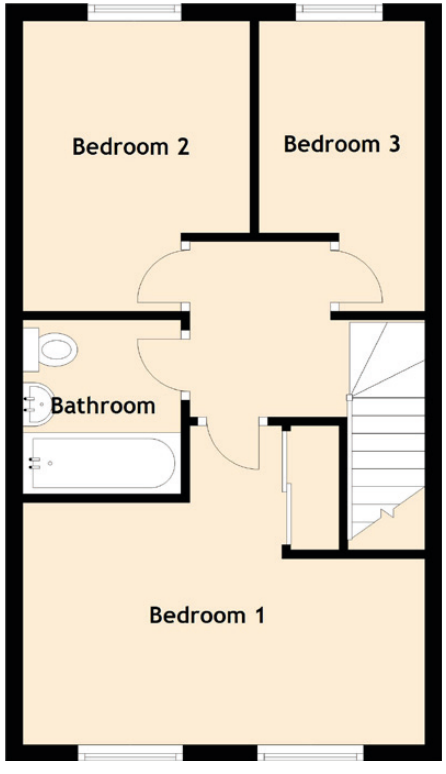
Lounge	4.76m (15'7") x 3.99m (13'1")
Kitchen	2.76m (9'1") x 2.48m (8'2")
Bedroom 1	4.60m (15'1") x 3.65m (12')
Bedroom 2	3.32m (10'11") x 2.60m (8'6")
Bedroom 3	3.32m (10'11") x 1.90m (6'3")
Bathroom	1.99m (6'6") x 1.81m (5'11")
WC	2.49m (8'2") x 1.37m (4'6")

Gross internal floor area (m^2): $77m^2$

EPC Rating: C

Extras (Included in the sale): Carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





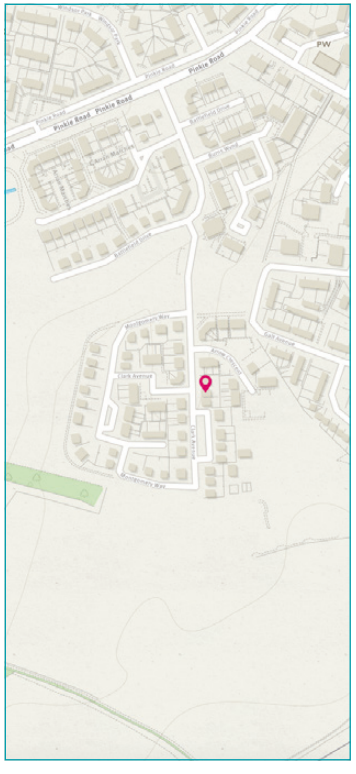


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Part Exchange Available

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THE SUNDAY TIMES THE TIMES



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