

Well presented end-terraced villa

On a quiet lane with open outlook in popular residential area







24 Cottage Lane

Musselburgh, East Lothian, EH21 7HP

Scan Here!

2 BED

1 BATH

ON STREET

ENERGY C 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

24 Cottage Lane

The property is located in the popular East Lothian town of Musselburgh which sits on the banks of the River Esk approximately six miles east of Edinburgh city centre.

Musselburgh train station is within close proximity and there are regular buses to the city centre and surrounding towns and villages. For those travelling by car, the city bypass is easily accessible and leads to central Scotland's main motorway network with links to Fife, The Borders and West Lothian.

There are a fantastic range of local shops, take aways, bars and restaurants in Musselburgh as well as an Aldi and a Tesco Superstore. Musselburgh offers easy access to lovely open countryside, with beautiful sandy beaches found in Portobello, Aberlady, Gullane and North Berwick.

There are good local schools at both primary and secondary level.

Cottage Lane is within the Pinkie area of Musselburgh and is well located for access to the many varied facilities within the high street of Musselburgh.

We are delighted to bring to market this well presented end-terraced villa situated in this popular residential area within easy reach of local facilities and with open views to the front.

The property is approached from the rear with ample on-street parking and the house has the benefit of an enclosed garden to the rear and an area of lawn and surrounding borders to the front with access to the grassed area opposite.

The accommodation is generously proportioned and benefits from double glazing and gas central heating and early viewing is recommended.

The well presented accommodation briefly comprises on the ground floor an entrance hall with under stair boiler and electric storage living room with fitted carpet and gas fire, fully fitted kitchen off the lounge with electric hob and back door leading to the garden.

A carpeted staircase leads to the upper level with carpeted landing with attic access, two well-proportioned double bedrooms and a bathroom with white three piece suite and shower over bath.













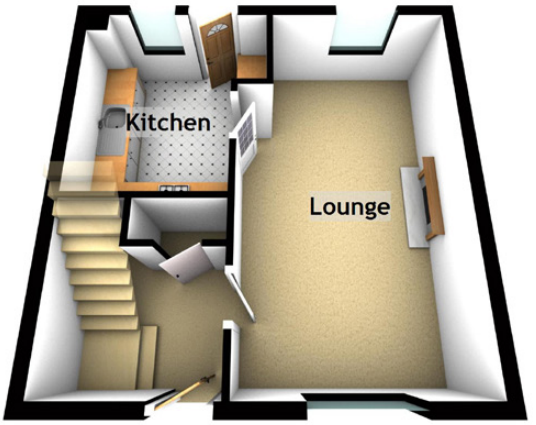




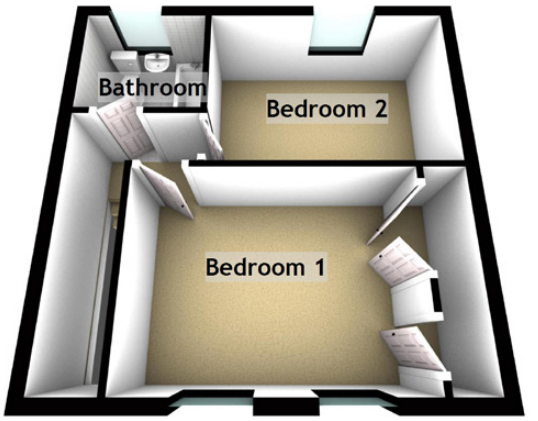




Ground Floor



First Floor

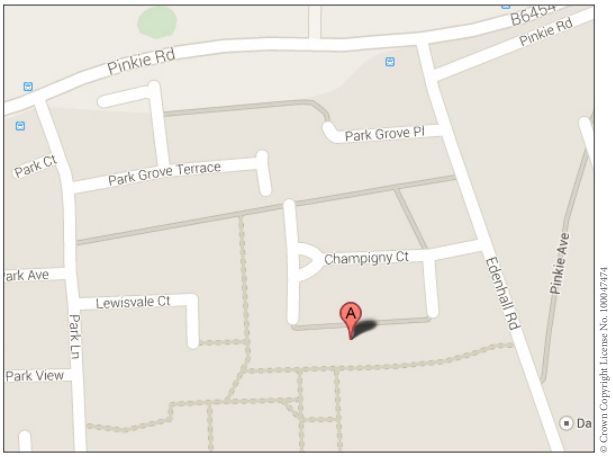


Approximate Dimensions
(Taken from the widest point)

Lounge	5.73m (18'10") x 3.27m (10'9")
Kitchen	3.06m (10') x 2.87m (9'5")
Bedroom 1	4.01m (13'2") x 2.99m (9'10")
Bedroom 2	3.68m (12'1") x 2.67m (8'9")
Bathroom	1.89m (6'2") x 1.70m (5'7")

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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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GRAEME WILSON
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer