





McEwan Fraser Legal

Solicitors & Estate Agents

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37 Whitehill Farm Road

MUSSELBURGH, EAST LOTHIAN, EH21 6PJ

LOCAL AREA

MUSSELBURGH

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 major road networks 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 directly to Waverley Station in the heart of the city centre, a journey of fewer than ten minutes.

Schooling at both primary and secondary level can also be taken advantage of, with Campie Primary School being located on Stoneyhill Farm Road and Loretto Senior School on Linkfield Road.

















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WHITEHILL FARM ROAD

An excellent opportunity has arisen to acquire this three bedroom end-terraced house, making for an ideal family home, while being well located with the popular East Lothian town of Musselburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of;

Ground Floor: entrance hallway with an under-stair storage cupboard, which also houses the boiler, a bright and spacious lounge with a feature electric fire including surround, a fully fitted, partially tiled kitchen which is partially Splash-backed and provides access to the rear garden and a spacious double bedroom.

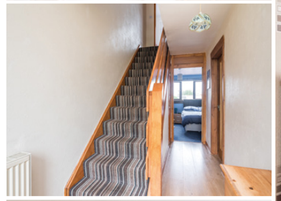
First Floor: two spacious double bedrooms, one of which has a two-piece, partially tiled en-suite WC and a three-piece, fully tiled family bathroom with overhead shower.

Attic: accessed via the landing, providing more than adequate additional storage space.

The attic was fully re-insulated approximately 2012, while since this time external wood facings and guttering has also been replaced with PVC.

This property also benefits from; gas central heating, cavity wall insulation, full double glazing and private garden grounds to the front, side and rear of the property, including gated entry to the front as well as a fully mono-blocked rear garden with single driveway. There is also more than adequate visitor parking located to the rear of the property.

















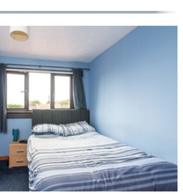






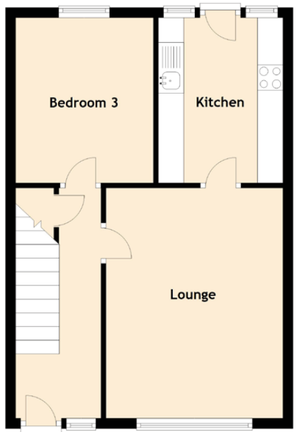


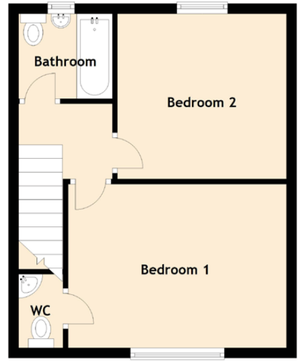












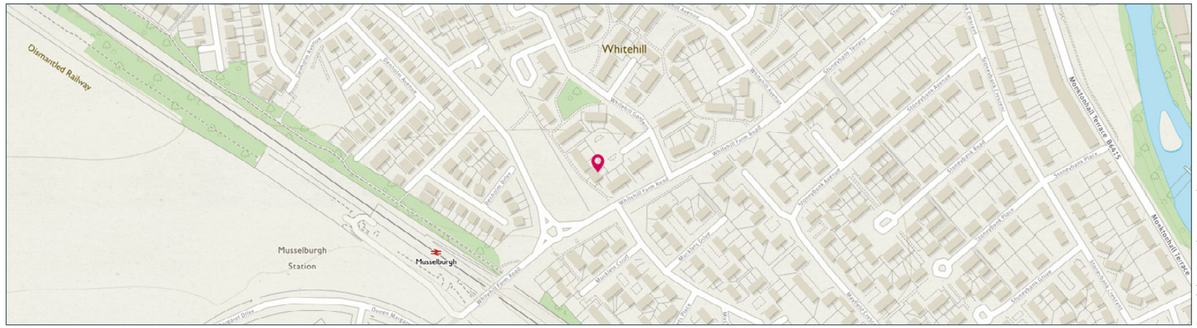
Approximate Dimensions (Taken from the widest point)

Lounge	4.53m (14'10") x 3.48m (11'5")
Kitchen	3.25m (10'8") x 2.45m (8')
Bedroom 1	4.44m (14'7") x 3.22m (10'7")
Bedroom 2	3.42m (11'3") x 3.27m (10'9")
Bedroom 3	3.25m (10'8") x 2.71m (8'11")
Bathroom	1.84m (6') x 1.67m (5'6")

Gross internal floor area (m²): 77m²

EPC Rating: D

Extras (Included in the sale): Three garden sheds and all fixtures and fittings, including; blinds, curtains, light fittings, 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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Photographer



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