





McEwan Fraser Legal

Solicitors & Estate Agents

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20 Cottage Lane

MUSSELBURGH, EAST LOTHIAN, EH21 7HP

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Area

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 Pinkie Primary School being located on Stoneyhill Farm Road and Loretto Senior School on Linkfield Road.

20 COTTAGE LANE

Property

Bright and well-presented, two bedroomed, end-terrace house with private gardens, located in a quiet cul-de-sac adjacent to a large communal green, in Midlothian's seaside town of Musselburgh,

The property comprises of an entrance hall which gives access to the lounge and stairway to the first floor. A bright & spacious lounge with light from both ends of the building. The kitchen is set off the lounge with a rear facing window and door which leads to the rear garden. The kitchen includes modern features as well as an integrated oven and gas hob.

The first floor comprises, two large double bedrooms are facing the front and back of the property with built in wardrobes in the master bedroom. A bright bathroom has a modern suite, an electric shower over the bath.

This property also benefits from gas central heating and from being fully double glazed with UPVC fittings. You will also find an almost fully floored loft space. Early bird viewing is highly recommended.











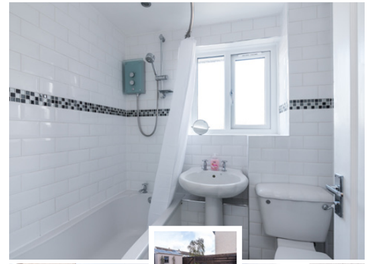








"...BRIGHT AND WELL PRESENTED, TWO BEDROOMED, END TERRACE HOUSE WITH PRIVATE GARDENS..."



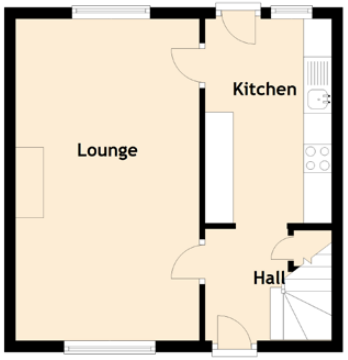




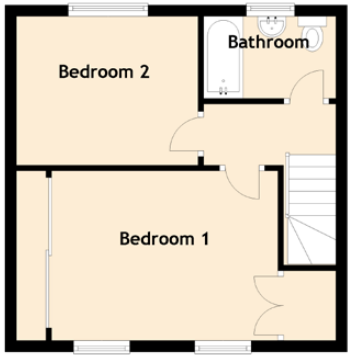
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Lounge	5.72m (18'9") x 3.27m (10'9")
Kitchen	3.99m (13'1") x 2.25m (7'5")
Bedroom 1	4.02m (13'2") x 3.02m (9'11")
Bedroom 2	3.69m (12'1") x 2.65m (8'8")
Bathroom	1.89m (6'2") x 1.70m (5'7")

Gross internal floor area (m^2) : $66m^2$

EPC Rating : D



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Part Exchange Available

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