NEILSONS

Solicitors & Estate Agents



Fixed Price

£195,000

18 Mucklets Crescent

Musselburgh | East Lothian | EH21 6SS

An excellent opportunity has arisen to acquire this impressive two-bedroom terraced villa, quietly tucked away within the sought-after and historic town of Musselburgh. Conveniently positioned close to an excellent range of local amenities, schooling and transport links, while remaining within easy reach of Edinburgh City Centre, the property is perfectly suited to first-time buyers, downsizers & young families

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Parking Bays
- Enclosed Rear Garden
- EPC Rating – C
- Council Tax Band - C



Description





Freshly decorated throughout and presented in move-in condition, the accommodation offers bright and well-proportioned living space with a practical layout designed for modern living. The property is entered via a welcoming hallway which leads through to a spacious reception room positioned to the rear of the property. Finished with attractive laminate flooring, this versatile space comfortably accommodates both lounge and dining furniture and benefits from direct access to the rear garden, creating an excellent environment for everyday living and entertaining. The kitchen is fitted with a stylish range of high-gloss wall and base units complemented by tiled splashback areas, providing ample storage and preparation space. Upstairs, the principal bedroom is a generously proportioned double room enjoying a front-facing aspect, laminate flooring and useful built-in storage. The second bedroom overlooks the rear garden and surrounding green space. Completing the internal accommodation is a modern bathroom fitted with a three-piece white suite comprising a bath with shower over, wash hand basin and WC, with tiling surrounding the bath area for ease of maintenance and practicality.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a sunny and fully enclosed rear garden backing onto attractive communal green space, offering an excellent degree of privacy and a safe environment for children and pets. The garden features a patio area, lawn and timber shed, creating an ideal outdoor space for relaxing, entertaining and gardening.

Further benefits include on-street parking bays available for both residents and visitors.

Viewing

By appointment through Neilsons (0131 625 2222).









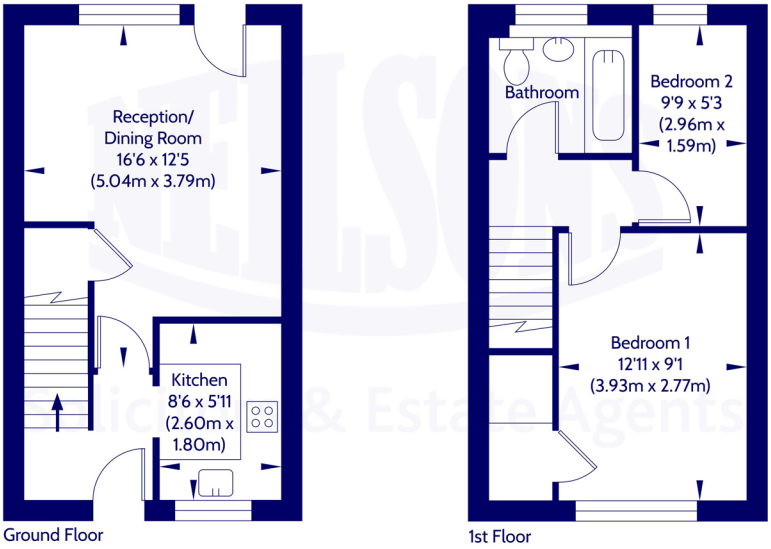
Location

Musselburgh is an historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. There is a frequent public transport services which runs to Edinburgh city centre and Musselburgh Railway Station is within easy reach providing access to the North and South.



There is frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station which is within easy walking reach with trains scheduled six minutes to Edinburgh.

Approx. Gross Internal Floor Area 53 Sq M / 570 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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