



**4 Somerset Fields**  
Musselburgh, EH21 7FA



# "4 Somerset Fields is a beautifully presented three bedroom end terrace family home, in move-in condition"

- ENTRANCE HALL
- LIVING / DINING ROOM
- KITCHEN
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





## LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Wallyford and Musselburgh railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

## DESCRIPTION

4 Somerset Fields is a beautifully presented, three bedroom end terraced family home, situated in a sought-after residential factored development.

The accommodation, which is offered in move-in condition, comprises: welcoming hallway with WC off; well proportioned bright and spacious living / dining room with understair cupboard off and patio doors leading to rear garden; modern fitted kitchen with integrated appliances; carpeted stair to upper landing; double bedroom 1 with built-in mirrored wardrobe and cupboard off; double bedroom 2; single bedroom 3 and family bathroom with mains operated shower over bath.

Further benefits include: gas central heating; double glazing; fully floored attic offering ample storage; generously sized enclosed rear garden with garden shed included and gate leading to parking area with one allocated space; excellent local amenities and great transport links.

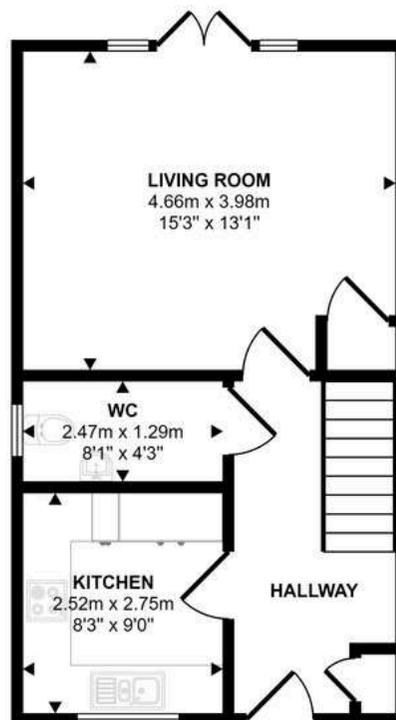
## EPC RATING

The energy efficiency rating for this property is band C.

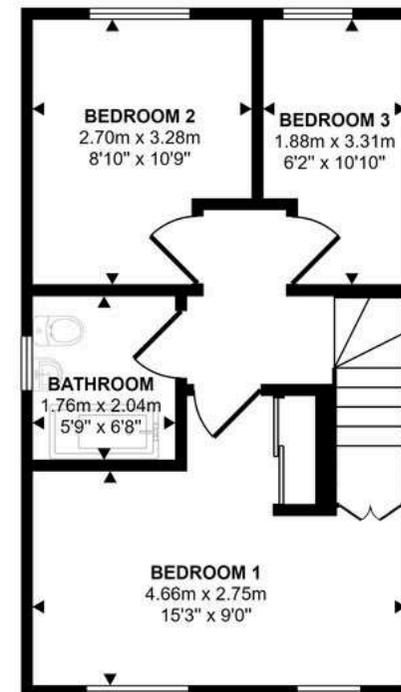
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Approx Gross Internal Area  
 78 sq m / 839 sq ft



Ground Floor  
 Approx 39 sq m / 418 sq ft



First Floor  
 Approx 39 sq m / 421 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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