



I Riverside Gardens
Musselburgh, EH21 6NN

A

"1 Riverside Gardens is a rarely available, three-bedroom, detached bungalow"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT, SIDE & REAR GARDENS
- GARAGE
- GOOD LOCAL AMENITIES





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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 (Jewel & Esk campus) 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. Musselburgh and Newcraighall 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 G, however, please check with the local authority.



DESCRIPTION

1 Riverside Gardens is a rarely available, three-bedroom, detached bungalow, situated within a highly desirable locale offering incredible development potential. Requiring modernisation throughout, this well-proportioned (108sq.m) accommodation comprises: entrance vestibule; stunning, feature hallway with beautiful original panelling; front facing, bay windowed living room; bay windowed dining room echoing the generous proportions of the living room; kitchen with access to the enclosed rear garden; three generous double bedrooms, all rear facing and a family bathroom which completes the accommodation on offer. A large attic space offers incredible potential to extend subject to the necessary building consent. Externally, there are large mature gardens to the front, with driveway leading to a single garage to the rear, with an impressive mostly laid to lawn garden with a selection of established shrubs and flowers. Further benefits include: gas central heating; double glazing and unrestricted on street parking.

EPC RATING

The energy efficiency rating for this property is band D





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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 108.7 m² ... 1170 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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