



18 Mucklets Avenue
MUSSELBURGH | EH21 6HX


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Superbly tucked away in a quiet off-road setting within lovely, well screened private gardens is this most appealing semi-detached house, forming an ideal first time purchase for a couple or anyone downsizing. This is a sought after coastal town with a huge choice of amenities, and with the railway station and the A1 easily accessible for travelling to other areas.

Viewing is highly recommended to appreciate the spacious and well presented accommodation comprising a living room with patio doors leading into a conservatory, fitted kitchen with space for dining, study/utility space lying off, two double sized bedrooms, each with built-in wardrobe space, and shower-room featuring a modern white suite, large cubicle and electric shower. The house sits behind a well stocked private front garden and to the rear the garden is fully enclosed and well screened for privacy.

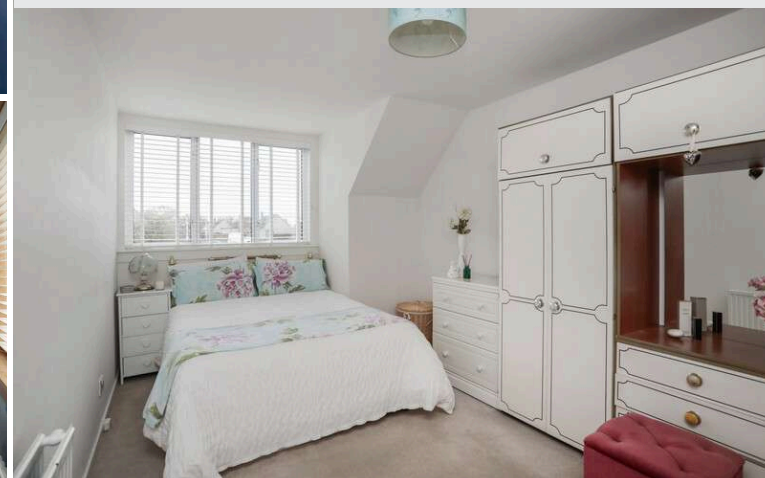
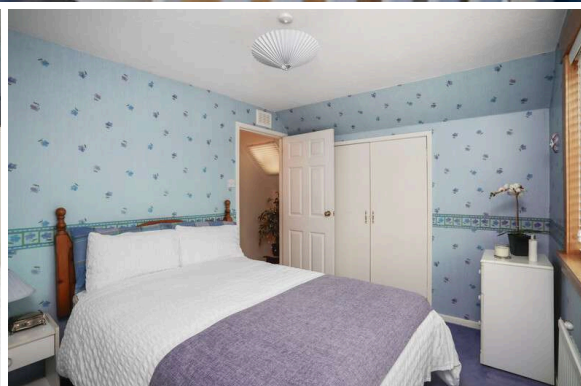
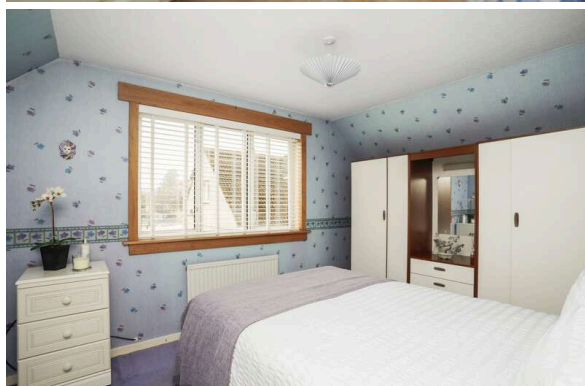
- Entrance hall with storage
- Living room
- Conservatory
- Dining kitchen
- Study/utility
- Two double bedrooms with wardrobe storage
- Modern shower-room
- Gas central heating
- Double glazing
- Loft and cupboard space
- Beautifully kept private gardens
- Outhouse and shed
- Permit parking

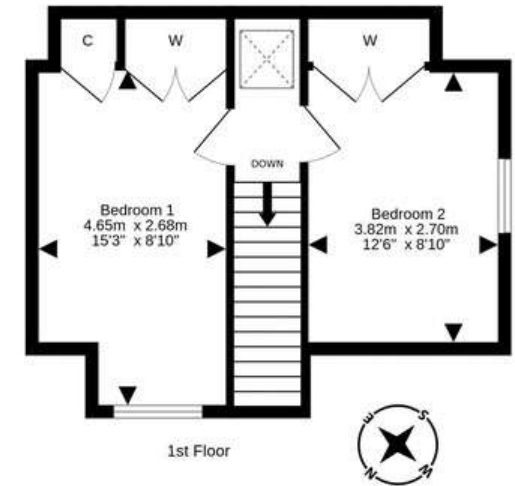
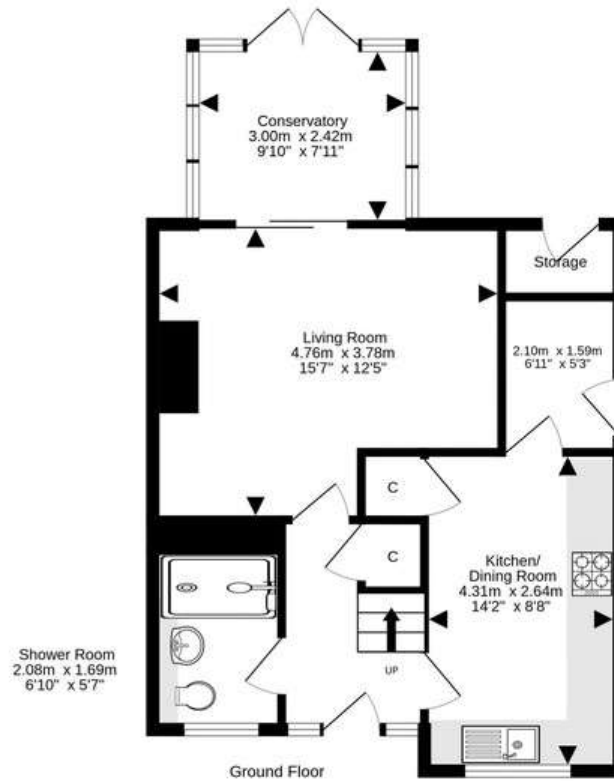
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Oven and hob extractor fan, fridge/freezer, washing machine, all blinds, curtains, and carpets. EPC Band: E

The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco Extra store. Further shopping is available nearby at Asda, The Jewel and Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. The property is a few minutes' walk to the train station. Musselburgh also provides schools in both the state and private sector.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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