

10 Champigny Court

MUSSELBURGH, EH21 7HN



Spacious two-bedroom semi-detached house in Musselburgh, which requires modernisation



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McEwan Fraser Legal is delighted to present this two-bedroom semi-detached house in Musselburgh to the market. The house does require modernisation, however, it would make for an excellent family home.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is flooded with natural light from windows on both sides of the property and offers excellent space for lounge and dining furniture.
- The property has a kitchen which is accessed off the living room and leads to the private rear garden.

THE KITCHEN





- On the first floor, there are two double bedrooms, of which bedroom one has built-in wardrobes.
- The house has one main bathroom, which, much like the rest of the property, would benefit from modernisation; however, it is fitted with a shower over the bath.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

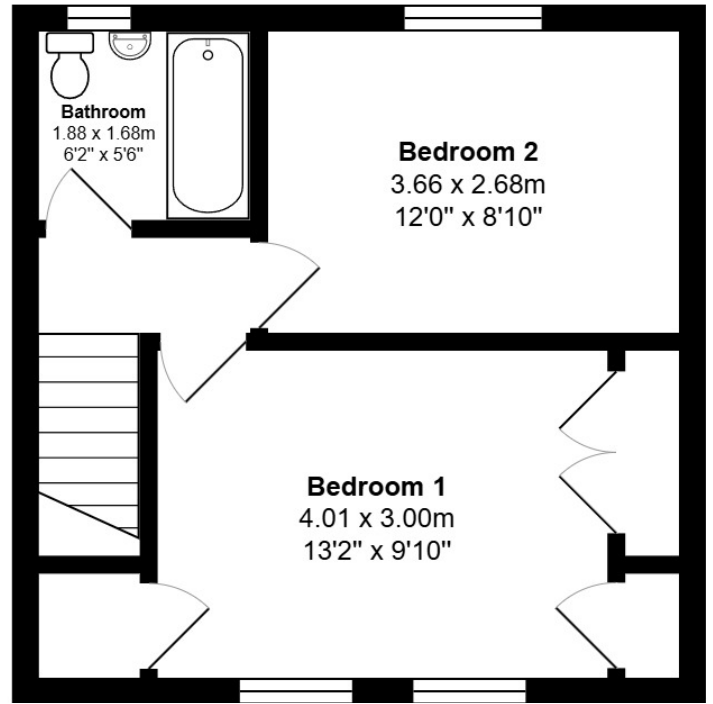
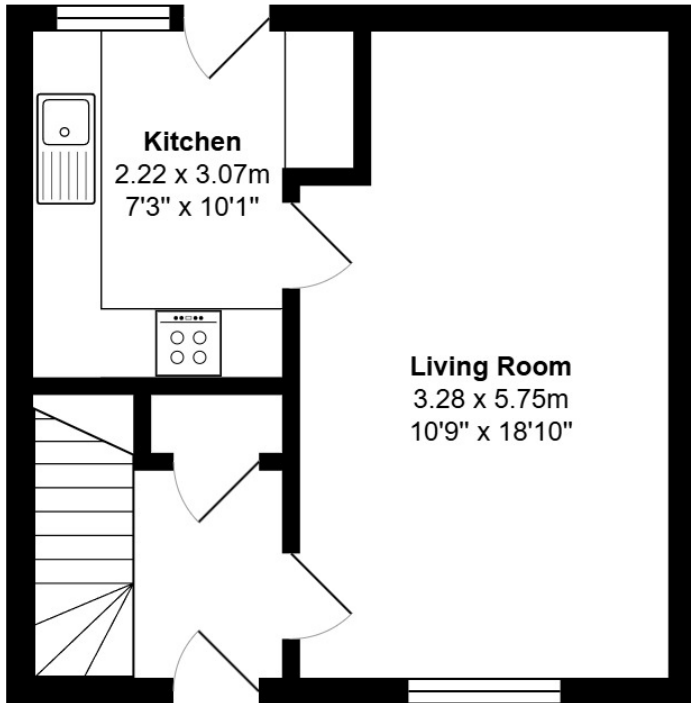


In addition, the property includes excellent storage, a private front, rear and side garden with the potential to extend out to the side. The property offers an excellent opportunity for an investor or professional with the appetite to put their own stamp on their home.

EXTERNALS

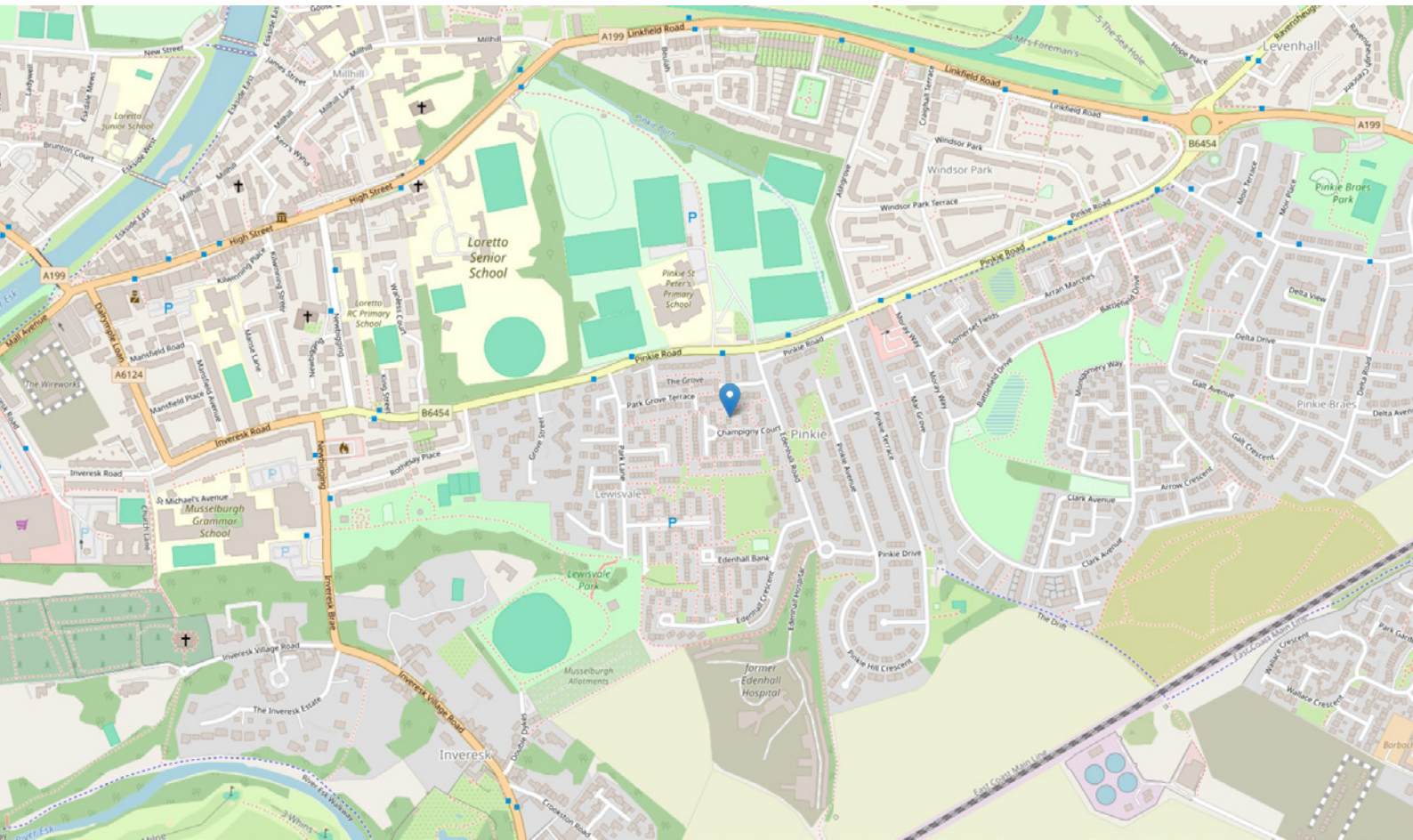


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 65m² | EPC Rating: D



THE LOCATION

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 Musselburgh Bypass, Milton Road 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 less than ten minutes.





As much of the district's through traffic is taken by the Bypass, Musselburgh is quite a civilised shopping centre. It has a very wide range of shopping facilities, very good services and banking, post office and building society services in abundance. Generally speaking, there is absolutely no need to leave the district for normal shopping or commercial requirements; however, should a major stocking up be envisaged, many will choose ASDA or Kinnaird Park, both of which lie within the easiest possible reach of the property by car.

Musselburgh is a gateway to East Lothian, which is a beautiful agricultural county. Along its shores are a number of the most attractive villages and links golf courses, including the championship course at Muirfield. The rolling, cultivated countryside then rises gently to the South into the wilds of the Lammermuir Hills, and Haddington is its historic County Town, with nearby North Berwick being a place of fun and interest.

Local amenities include Musselburgh Sports Centre which provide facilities for squash, badminton, indoor bowling, gymnastics, yoga and keep fit classes amongst others; a windsurfing pond just along the coast; a nine hole golf course at Levenhall, Lewisvale Park with its play areas and park; a dance school and all other amenities associated with any well-established bustling township.



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