

52 Arrow Crescent

MUSSELBURGH, EAST LOTHIAN, EH21 7EN



*TWO-BEDROOM
SEMI-DETACHED HOUSE*



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McEwan Fraser Legal are delighted to present to the market this two-bedroom semi-detached house to the market. This property is presented in good condition and it would make an excellent starter home. Early viewing is highly recommended.

In more detail, the property consists of a welcoming hallway with a downstairs cloakroom offering a WC and wash hand basin. The open-plan kitchen is fitted with good storage and worktop space as well as an integrated electric oven, grill, and a gas hob. The living room is bright and airy and has plenty of space for a sofa, small dining table, and supporting furniture. The living room also has French doors opening to the patio and rear garden. A tiled floor with electric underfloor heating runs throughout the ground floor.







Climbing the stairs, there are two double bedrooms, a bathroom, and a large loft for additional storage. Bedroom one is a generous double with fitted wardrobes and plenty of space for further free-standing bedroom furniture. Bedroom two is a further double bedroom to the front of the property. The bathroom is partially tiled and enjoys a three-piece white suite with a mains shower over the bath.

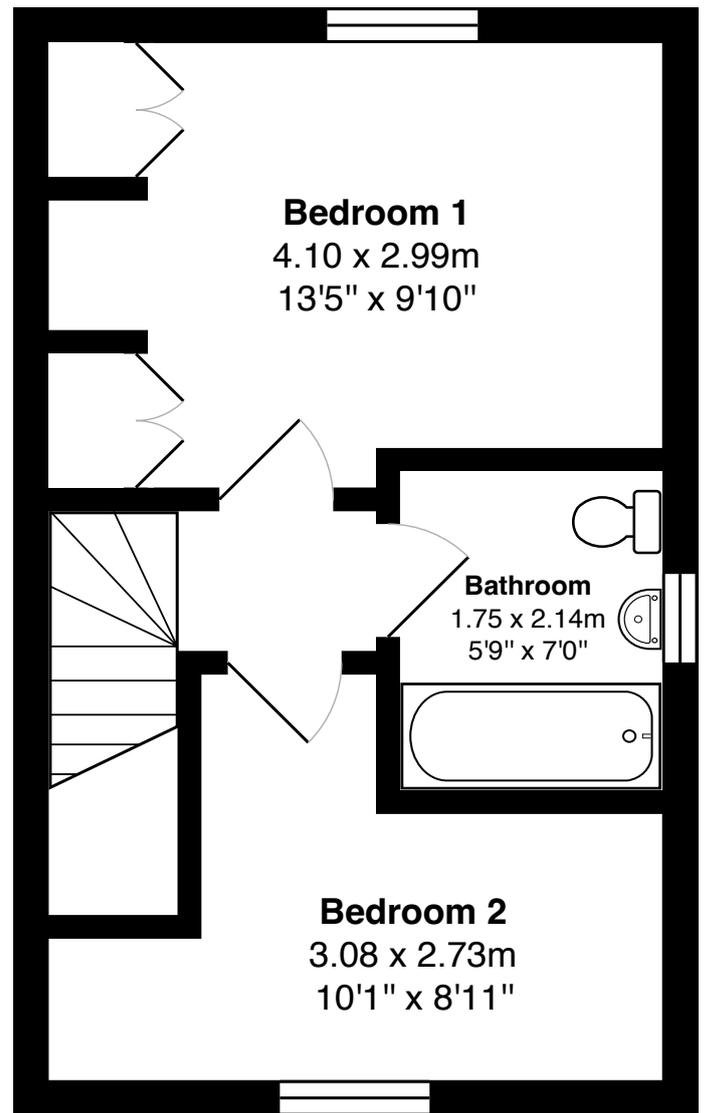
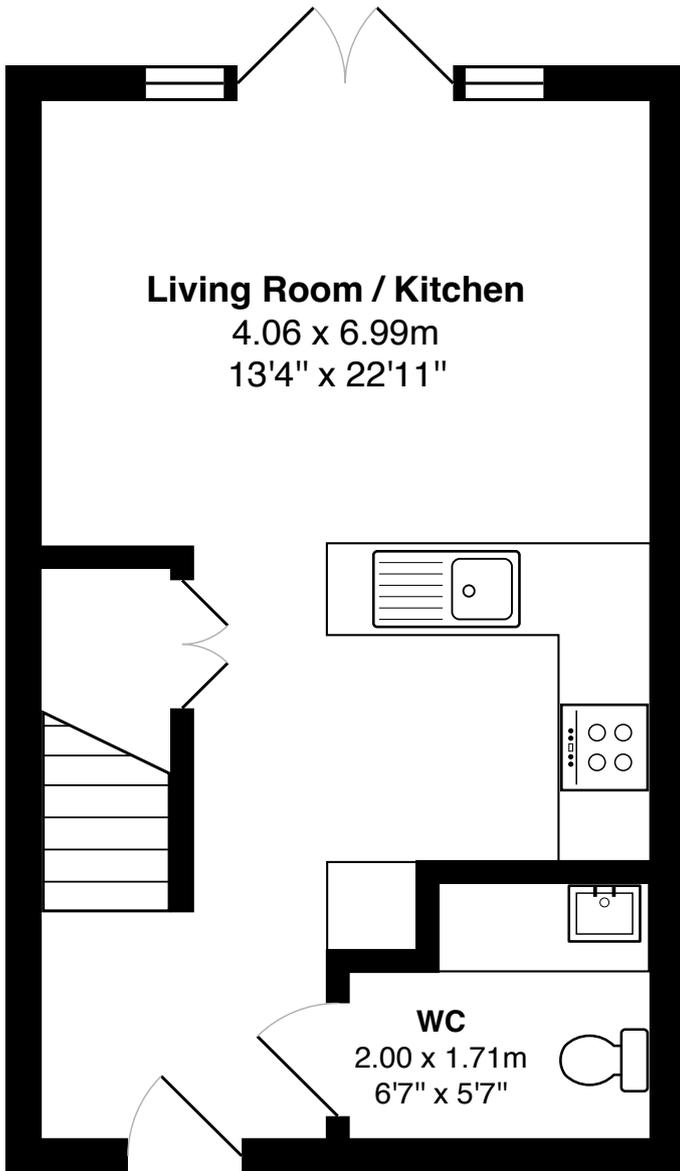




Bedroom 2







Gross internal floor area (m²): 57m²

EPC Rating: C



Externally, the property has a generous enclosed rear garden which is mainly laid to lawn and driveway with an EV charger that can accommodate two cars.

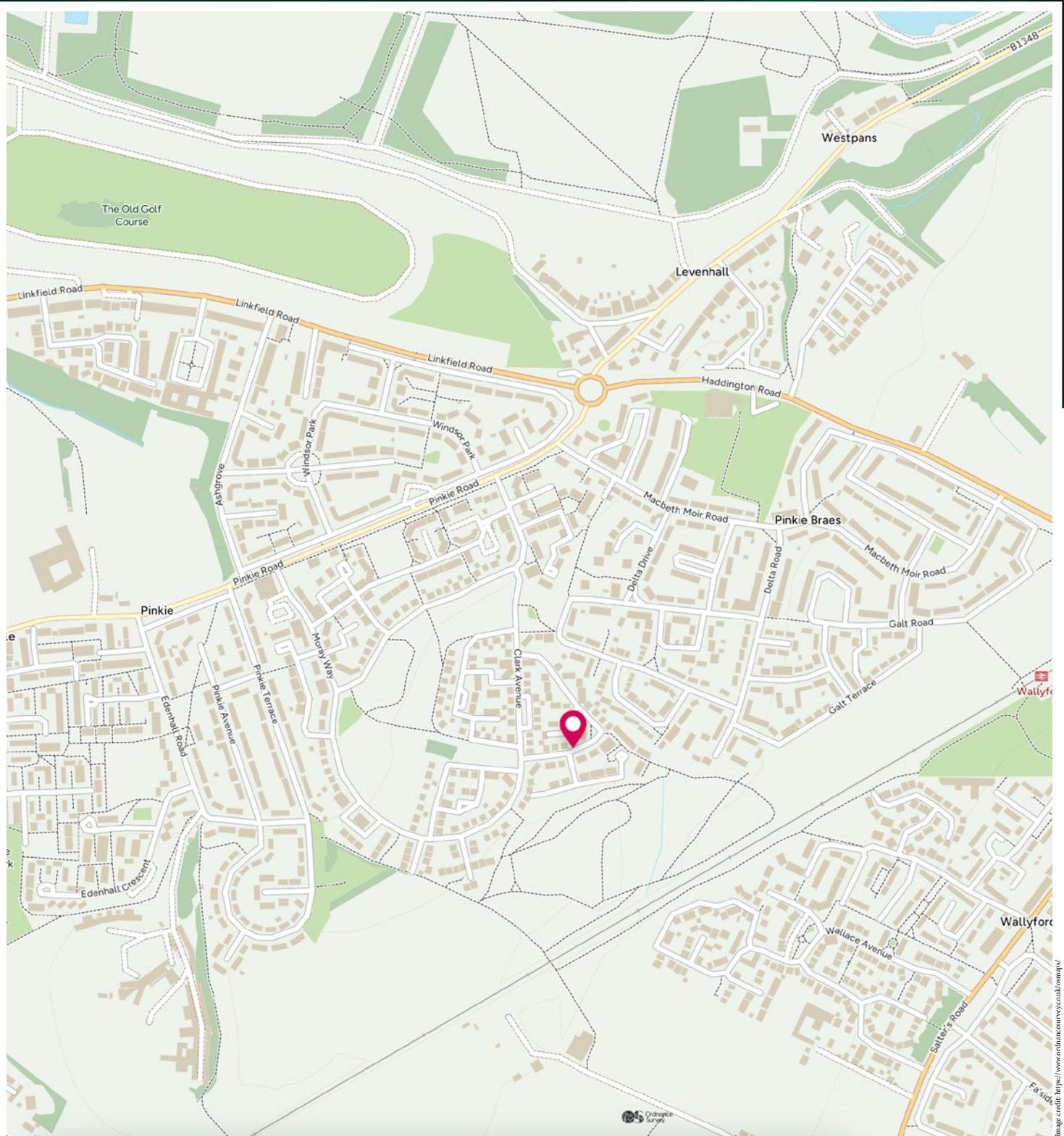




Musselburgh was traditionally a fishing village and sits on the southern shore of the Firth of Forth at the mouth of the River Esk. It is approximately eight miles from Edinburgh city centre which is readily accessible via excellent transport links including a direct rail link (Waverley Station in 8 minutes) and a Park and Ride in neighbouring Wallyford. The A1 is nearby and not only acts as a gateway to East Lothian but links with the Edinburgh City Bypass, Edinburgh International Airport and the central motorway network.

The town itself retains much of its traditional character and charm. It is a popular and attractive place to live, offering a good range of small speciality shops, as well as large branches of Tesco, Aldi and Lidl. More extensive shopping is available at the Fort Kinnaird Retail Outlet where you will find a wide variety of high-street food and retail stores. Leisure options range from sports to the arts. The Brunton Theatre, numerous restaurants, cafes, several golf courses and two excellent sports centres. In addition, the famous Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Private and state schools are available at both primary and secondary levels and Queen Margaret University is within easy reach of the property.

The Location



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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Professional photography
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