

D.J.ALEXANDER



80 Windsor Park

Musselburgh | East Lothian | EH21 7QH



Property Overview

- Entrance vestibule
- Hall
- Living room
- Kitchen
- Three double bedrooms
- Bathroom
- Downstairs WC/utility room
- Gas central heating
- Double glazing
- Private front, side and rear garden
- Driveway

Description

This delightful three bedroom semi-detached house located in the popular East Lothian town of Musselburgh. The accommodation comprises: entrance vestibule with storage cupboard; hall leading to all rooms; comfortable living room with ample space for both sitting and dining and patio door giving direct access to the rear garden; modern fitted kitchen with ample wall and base units and some integrated appliances; three double bedrooms; bathroom with three piece white suite and shower over the bath; and the downstairs WC/utility room completes the accommodation. The property has the benefit of gas central heating and double glazing. There is private front, side and rear garden with a mix of laid to lawn and patio as well as a paved driveway to the side of the property.

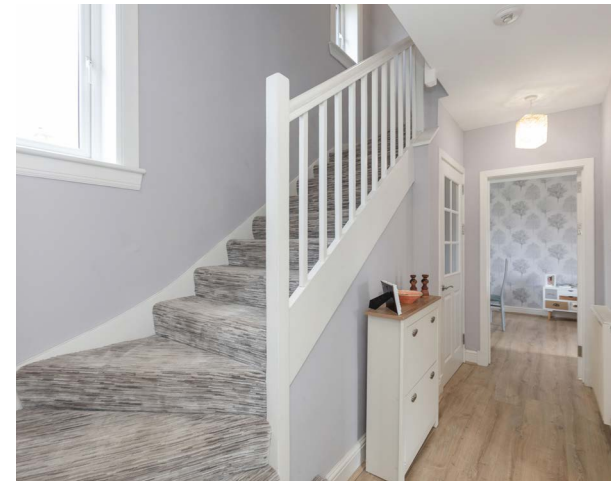


Extras: All fitted flooring, window coverings and integrated appliances are included in the sale. No warranties, guarantees or inventory will be provided.



Location

Historic Musselburgh, on the Golf Coast of East Lothian, is situated on the southern shore of the Firth of Forth, six miles east of Edinburgh's city centre and consequently within easy commuting distance. Thriving, with a wide range of shops, several supermarkets and a choice of banks and many other amenities, it is well known for its Racecourse and The Old Golf Course, recognized as the oldest golf course in the world. The quality and beauty of the East Lothian countryside is renowned and is ideal for walking and exploring. Leisure is well catered for and the facilities are varied and many and include the historic racecourse, a choice of golf courses (including The Old Course), theatre, sailing, swimming pool/sports centre and a modern private gymnasium. Wallyford Primary School is the closest primary school to Ravensheugh Road and Musselburgh Grammar School and Preston Lodge High School are nearby as is Loretto School; Queen Margaret University is also close. There are both frequent bus and train services to Edinburgh and the A1 provides access to the City Bypass, major motorway connections and Edinburgh International Airport.





Viewings

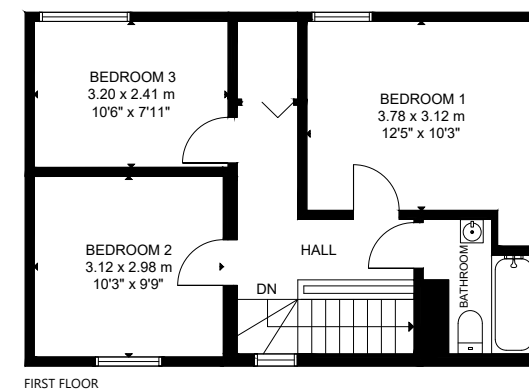
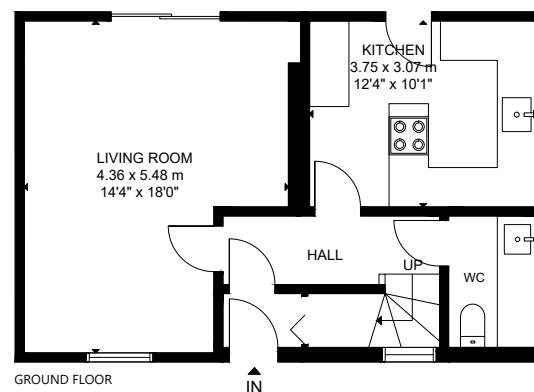
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80 WINDSOR PARK, MUSSELBURGH, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 985 SQ FT / 92 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.