



80 New Street,  
Musselburgh  
EH21 6JQ



Main Door  
Lower Villa





## accommodation

- Entrance vestibule
- Sitting room
- New fitted kitchen
- Two double bedrooms
- Bathroom
- Private garden

## features

- New flooring throughout
- New decor
- Double glazing
- Gas central heating (new boiler)
- New kitchen
- New bathroom

## description

Recently refurbished, main door lower villa in a quiet location, just a short walk from Musselburgh High Street, the beach, Fisherrow Links, the Promenade and the harbour. Bright and spacious property with new flooring throughout and fresh decor, the accommodation comprises entrance vestibule, lounge with wall mounted electric fire and window to the front, newly fitted kitchen with appliances and French doors to the rear garden, two good sized double bedrooms and new bathroom white suite, matte black fixtures (including with combi shower) and wet wall panels. There is an area of private garden to the front of the property which has been chipped for ease of maintenance. There is also a south facing private garden located to the rear, accessed from the kitchen to a sun deck and lawn area. The property benefits from new gas central heating (combi boiler with Hive control) and double glazing so early viewing is highly recommended.

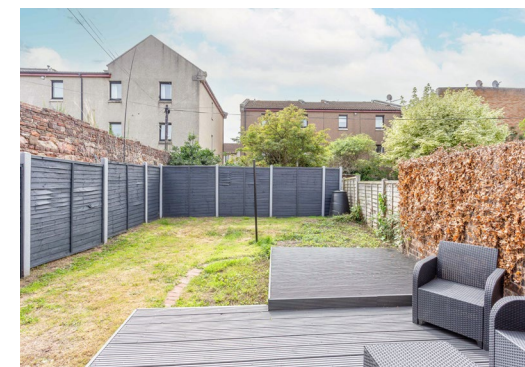
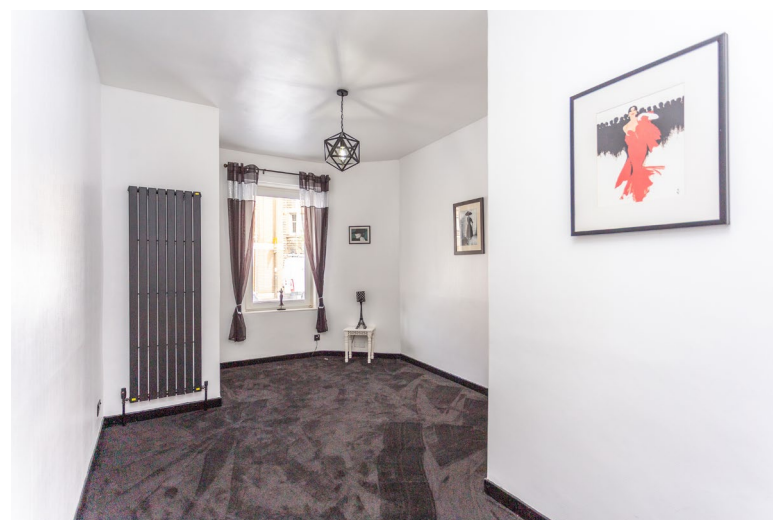


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Items to be included in the sale price:

Ceiling and wall lights, flooring, blinds, electric fire, and kitchen appliances (oven, hob, extractor hood, fridge/freezer, washing machine and dishwasher).





**espc** **espc** CHARTERED FIRM

cameron stephen & co.  
14 constitution street,  
edinburgh eh6 7bt  
tel: 0131 555 1234 or 07483 361731  
property@cameronstephen.co.uk  
www.cameronstephen.co.uk  
DX 550871 leith