

64 Mucklets Crescent,
Musselburgh
EH21 6SS

cameron stephen
solicitors & estate agents



accommodation

- Entrance
- Sitting room
- Fitted kitchen
- Double bedroom
- Bathroom

features

- Beautiful terraced home
- Quiet cul-de-sac location
- Move in condition
- Good sized private garden
- Allocated parking space

description

This is a superb first time buyer opportunity, offered for sale in move in condition. The terraced property is entered to the side and the entrance is open plan to kitchen with window to the front and side and a storage cupboard. The sitting room has a large picture window to the front and is open plan to the staircase to the upper floor. The bedroom has mirror fronted wardrobes and a window to the front, overlooking the garden and the bathroom has a white suite and shower over the bath. There is an excellent sized private garden to the front, and an allocated parking space to the side of the house. Overall, this is a fabulous starter home, which must be viewed to be fully appreciated.

An annual payment of approx. £80 is payable to the Mucklets Proprietor Association to cover the cost of the communal gardens.

further information

EPC Band: D
 Home Report Value £140,000
 Items to be included: Carpets and flooring, fridge/freezer, oven, hob and washing machine. NB the light fittings in the bedroom and sitting room are excluded from the sale price.

asking price & viewing arrangements

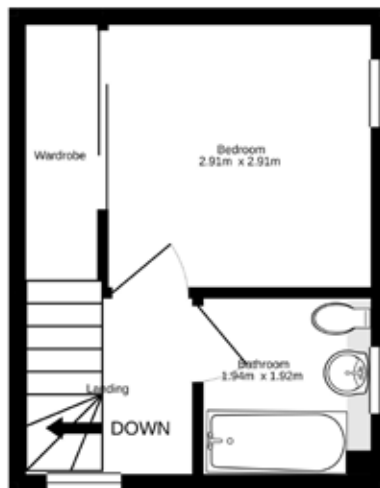
For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Ground Floor
20.0 sq.m. approx.



1st Floor
19.0 sq.m. approx.



TOTAL FLOOR AREA : 39.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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espc

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