

50 Mucklets Crescent,  
Musselburgh  
EH21 6SS

cameron stephen  
solicitors & estate agents





## accommodation

- Entrance vestibule
- Sitting room
- Fitted kitchen
- Double bedroom
- Bathroom
- Private Garden
- Driveway

## features

- Ideal starter/buy to let property
- Varnished floorboards
- Gas central heating
- Double glazing
- Shared drying green
- Fab location

## description

Fabulous end terraced house in a quiet cul-de-sac location. The accommodation comprises entrance vestibule with under stair storage and further store cupboard, sitting room with large picture window overlooking the private garden, varnished floorboards, a wall mounted electric fire and the staircase to the upper floor. There is a small kitchen area to the front, with automatic washing machine and fridge, as well as space for a free standing cooker. On the upper floor, there is a double bedroom with varnished floorboards and mirror fronted wardrobes and a bathroom with a modern white suite, electric shower over the bath and Metro style tiling. The property benefits from gas central heating, double glazing, an area of private garden to the front of the house and a driveway, with additional unrestricted on-street parking. This is an ideal starter home or buy-to-let opportunity, which must be viewed to be fully appreciated.

## further information

EPC Band: D

Home Report Value £130,000

Items to be included: Blinds, ceiling light fittings, automatic washing machine and fridge.

## asking price & viewing arrangements

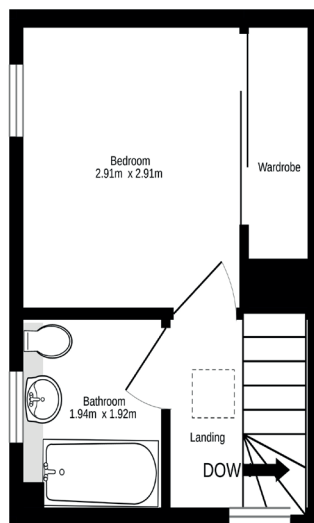
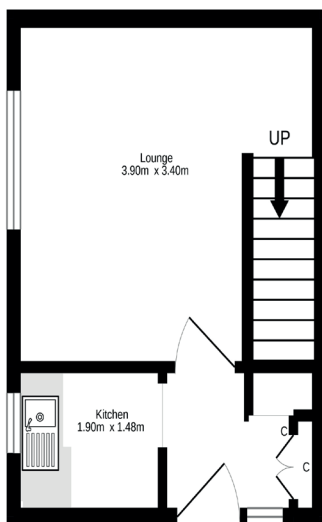
For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at [www.cameronstephen.co.uk](http://www.cameronstephen.co.uk)





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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