



66 Mucklets Crescent,
Musselburgh
EH21 6SS



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End Terraced House



accommodation

- Entrance hall
- Sitting room
- Kitchen
- Double bedroom
- Bathroom
- Private garden
- Private parking space

features

- Gas central heating
- Double glazing
- Quiet cul-de-sac
- Convenient location
- Now requires some upgrading

description

Ideal first time buyer or downsizing opportunity to purchase a bright, south facing end terraced house with allocated parking space, shared drying area and private garden. Ideally located for ease of access to the train station at Musselburgh, Queen Margaret University campus, shopping and leisure activities at Fort Kinnaird and the boutique shops, cafes, bars and restaurants that Musselburgh has to offer. The accommodation comprises entrance hall with under stair storage cupboard, sitting room with picture window overlooking the private garden and kitchen. On the upper floor there is a good sized double bedroom with fitted wardrobes and modern bathroom with white suite and thermostatic shower fitting over the bath.

A annual payment of approximately £85 is payable to the Mucklets Proprietors Association for the maintenance of the communal gardens.

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Home Report
Value: £150,000

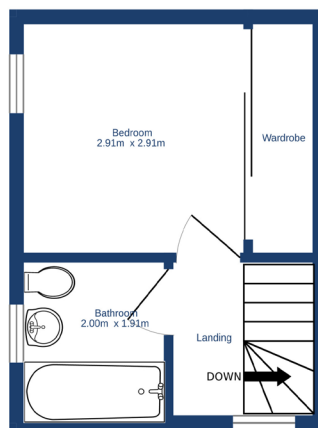
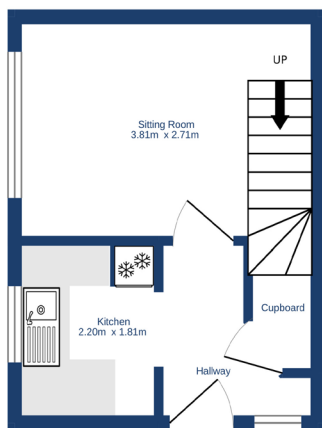
There is a private, south facing garden with small garden shed and a shared drying area as well as an allocated parking space. Early viewing is highly recommended.

Items to be included:
Fitted flooring, curtains, ceiling light fittings, washing machine and fridge/freezer. No warranties or guarantees will be provided and the property is being sold as seen.



Ground Floor
18.7 sq.m. approx.

1st Floor
18.7 sq.m. approx.



TOTAL FLOOR AREA: 37.4 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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