



9 Agnew Walk, Musselburgh, East Lothian, EH21 7FB

Stylish and Move-In Ready, Two-Bedroom Mid-Terrace House with a Private Garden

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Property Description

Stylish and move-in ready, this two-bedroom mid-terrace home boasts a private garden, allocated parking, and a prime setting within a popular modern development in Musselburgh.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, a family bathroom, and a ground-floor WC. Features light, modern decor and luxury flooring across the ground floor.

Stylish fitted kitchen with stone-effect worktops and a full range of integrated appliances.

Gas central heating, double glazing, fitted wardrobes, and excellent storage including an under-stair cupboard. Rear garden with lawn, store shed, decked patio, and gate to parking. Allocated space plus visitors' parking available.

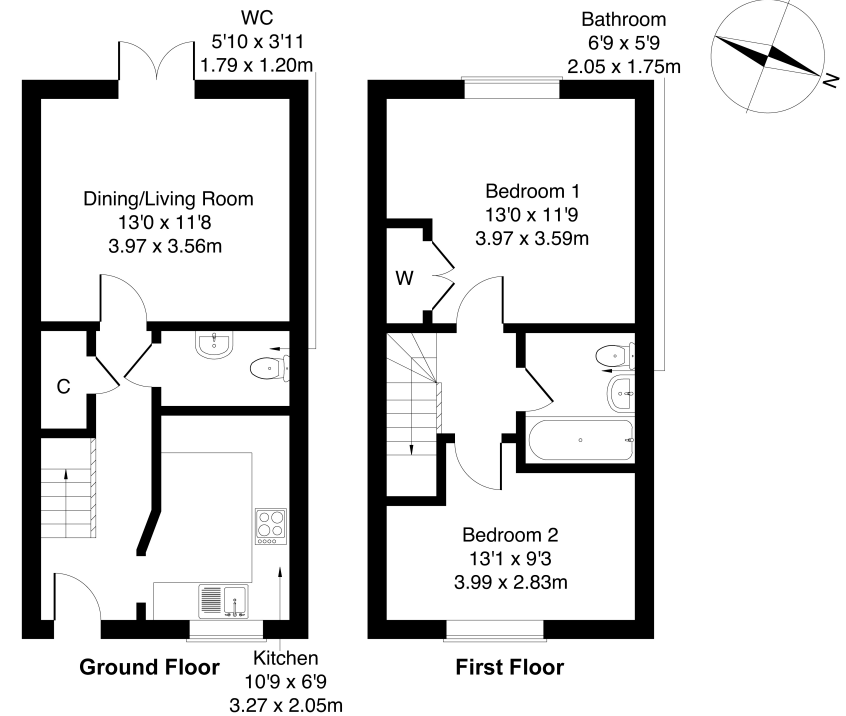
The entrance hall provides access to the kitchen, under-stair storage, WC, and a carpeted staircase to the first floor. Luxury flooring continues into the rear-facing living room, which opens via French patio doors to the enclosed garden. The bright kitchen is set to the front and features recessed lighting, modern gloss units, stone-effect worktops with matching upstands, and integrated appliances including a fridge/freezer, oven, gas hob, dishwasher, and washing machine.

A spacious WC is also located off the hall. Upstairs, the rear-facing main bedroom offers a fitted wardrobe and garden views, while the second double bedroom sits to the front. A modern bathroom is set internally with a mains shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Musselburgh is a historic coastal town in East Lothian, known for its harbour, beaches, racecourse, and excellent commuter links to Edinburgh by road and rail. The area offers a wide selection of schools, shops, cafes, and supermarkets, along with scenic walks along the River Esk and coastline. This modern

development is well-planned with tree-lined streets, visitor parking, and a central landscaped park, all just minutes from Musselburgh town centre, the waterfront, and local transport connections including the A1 and city bypass.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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