



## 49 Fa'side Gardens, Musselburgh, East Lothian, EH21 8AX

Spacious and Well-Presented, Two-Bedroom, Mid-Terrace Home

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# Property Description

Spacious and well-presented, two-bedroom, mid-terrace home, with a private garden and a monoblock driveway. Set in a family-friendly, residential development, located in the popular coastal town of Musselburgh.

Comprises an entrance hall, living room, kitchen, family room, two double bedrooms and two bathrooms.

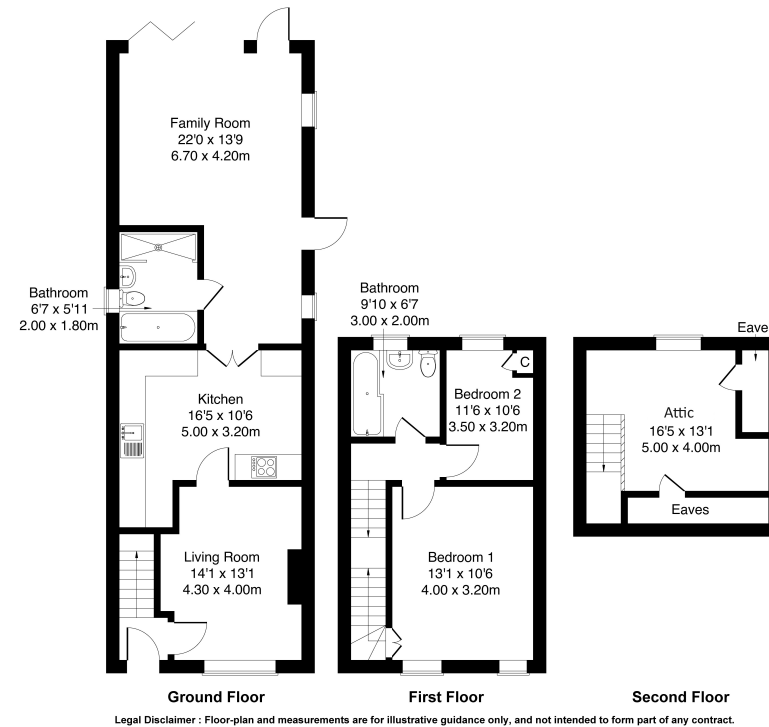
Features include a modern kitchen and bathroom suites and contemporary flooring. Further features include gas central heating, double glazing, TV and telephone points and a versatile attic, with storage.

Externally the property benefits from an enclosed rear garden with a patio, artificial lawn and decked terrace; and ample on-street parking available to the front.

A bright entrance hall leads into a living room, enjoying plenty of natural light, from a wide, front-facing window and featuring a wood-burning stove and modern, wood-effect flooring. Ample space is available for a dining table and chairs and the versatile reception room leads, conveniently, into a kitchen. Fitted with contemporary white units and wood-effect worktops, appliances include a freestanding cooker and a dishwasher, whilst space is available for a fridge, a washing machine and a dryer. Leading off the kitchen, a spacious, dual-aspect family room provides access to the rear garden, via bi-fold doors, and offers a further, flexible area for family living. Completing the ground-floor accommodation, a bathroom comprises a three-piece suite, a separate, walk-in shower, a chrome, ladder-style radiator and panel splash walls.

Upstairs, a generously proportioned, main bedroom is set to the front, with a flexible second bedroom, with storage, overlooking the rear garden. Completing the accommodation, a further bathroom comprises a contemporary three-piece suite, a shower-over-bath, vanity storage and tiled splash walls.

**mov<sup>8</sup> REAL ESTATE** 49 Fa'side Gardens, Wallyford, EH21 8AX  
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Approximate Gross Internal Area: (1098 sq ft - 102 sq m.)



# Area Description

Musselburgh, also known as "The Honest Town," lies on the coast of the Firth of Forth approximately six miles east of Edinburgh. There is a wide variety of local retailers and national names, with banks, building societies and post offices, along with a large supermarket in the town centre, and a selection of smaller supermarkets on the outskirts. There is an excellent range of recreational facilities including restaurants, a library, Brunton Theatre, a

sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, water sports at Fisherrow Harbour and delightful walks along the River Esk. Regular bus services pass through the town, whilst frequent rail services are also available from the station on the southern edge of the town, giving commuter access into the heart of Edinburgh.





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