



Estate Agents and Solicitors

## 7 Pinkie Avenue, Musselburgh, East Lothian, EH21 7NN

Well-Presented and Spacious, Three-Bedroom, Semi-Detached, Family Home

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# Property Description

Well-presented and spacious, three-bedroom, semi-detached, family home with gardens and a multi-vehicle driveway. Set in a quiet cul-de-sac, surrounded by tall evergreens for exceptional privacy, in an established residential area of Musselburgh, East Lothian.

Comprises a vestibule, hallway, living room, dining/kitchen, three double bedrooms and a family bathroom.

Features include a fitted kitchen, contemporary flooring, gas central heating and double glazing. With well-proportioned rooms, there is also good integrated storage, including a loft space.

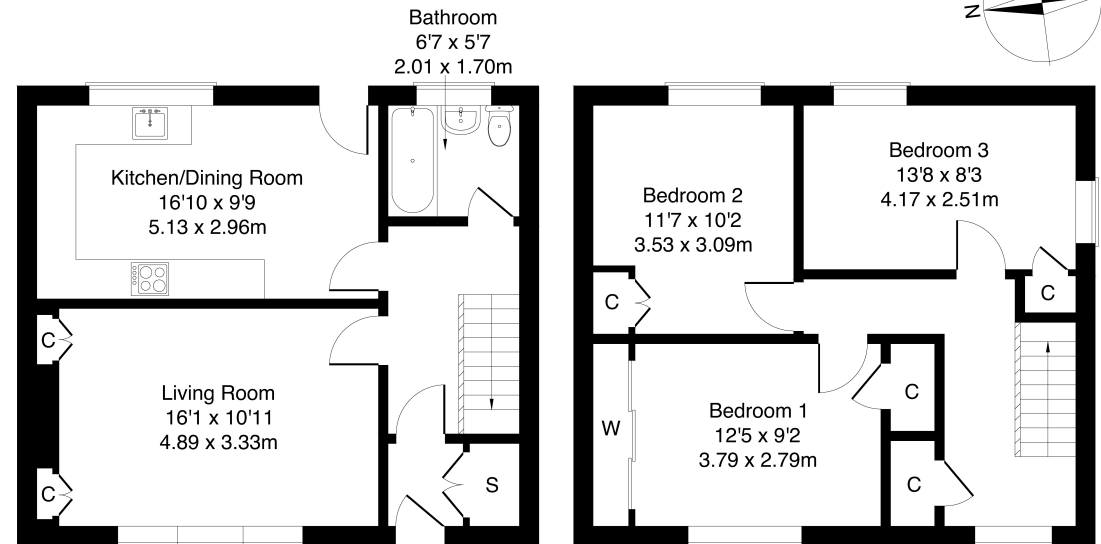
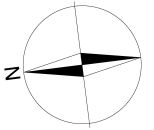
Externally a large front garden has a lawn and a multi-vehicle driveway, whilst the enclosed rear garden features low-maintenance landscaping and a store shed.

The vestibule features a built-in cloak/store cupboard, and opens the hall giving access to both public rooms, the bathroom and the carpeted stairway. Set to the front, a good-sized lounge features two built-in store cupboards, wood-effect flooring and a central light fitting. A spacious dining kitchen is set to the rear with a door to the garden, and features tiled flooring and space for a dinner/breakfast table. Fitted units include stone-effect worktops, a stainless-steel sink with a drainer, a tiled surround, an integrated oven, a gas hob, a freestanding fridge and a freezer. A fully-tiled family bathroom completes the ground floor accommodation and features a three-piece suite, including a mains shower over the bath and a ladder-style radiator. The first floor features a carpeted upper hall, with a built-in store cupboard and loft access. Bedroom one is front-facing and includes integrated mirrored wardrobes, a built-in store cupboard and a TV point. Rear-facing bedroom two has a built-in cupboard and carpeted flooring, whilst a third, dual-aspect double bedroom, also has a built-in store cupboard and carpeted flooring.



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Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)



Ground Floor

First Floor

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

# 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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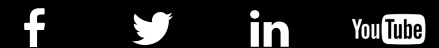
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