



30 Galt Crescent, Musselburgh, East Lothian, EH21 8HE

Beautifully Presented, Two-Bedroom, End Terrace Villa with Extensive Mature Private Gardens and Driveway

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Property Description

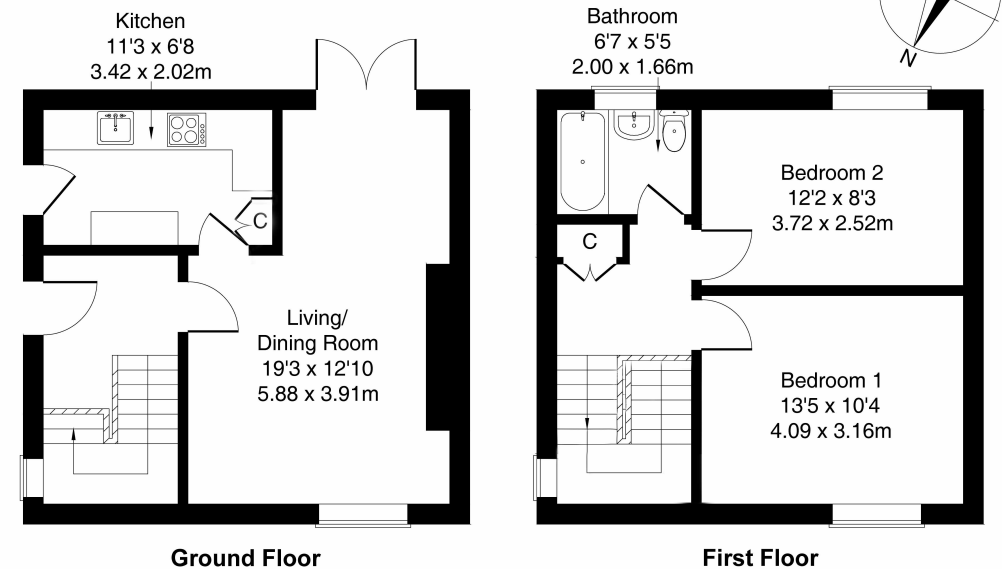
Beautifully presented, two-bedroom, end-terrace villa, with extensive mature gardens and a driveway. Set on a generous corner plot in an established residential area of Musselburgh, East Lothian, a short walk from the train station.

Comprises an; entrance hall, living/dining room, kitchen, two double bedrooms, and a family bathroom. Highlights include a modern fitted kitchen and bathroom, quality contemporary flooring and lighting, and a stylish multi-fuel burning stove.

In addition there is good storage including a partially floored loft and understairs cupboard, modern gas central heating and double glazing. Enclosed gardens incorporate lawns, patios, fruit trees and shrubs, two store sheds, a green house and planting beds, whilst a driveway is also set to the side.

A welcoming entrance hall offers good storage spaces for outerwear, and gives access to the living room, and highlights the wood staircase and landing with further shelving and a first flooring window for additional natural light. The dual-aspect living and dining room features quality modern flooring, a feature wall highlighting the multi-fuel stove, recessed spot lighting, and patio doors to the rear garden patio deck. Set off the lounge, and with a secondary side aspect door to the gardens, the kitchen includes modern fitted units and worktops, sink and separate drainer, a tiled splashback surround, cooker, an integrated dishwasher, fridge and a separate freezer. On the first floor, there are two well-proportioned bedrooms with recently fitted new carpet floorings and include plain coving and ample space for freestanding storage. The bathroom has a rear facing window and is fitted with a contemporary suite, including a shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (764 sq ft - 71 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, 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 at the outskirts. There is an excellent range of recreational facilities including restaurants, a library, Brunton Theatre, a

sports centre with 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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