



51 Windsor Park Terrace, Musselburgh, East Lothian, EH21 7QW

Tastefully Presented, Southerly-Facing, One-Bedroom, Lower Villa, with a Private Garden.

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Property Description

Tastefully presented, southerly-facing, one-bedroom, lower villa, with a private garden. With a quiet, end-of-cul-de-sac position, in an established residential area of Musselburgh, East Lothian.

Comprises a vestibule, an open-plan living/dining room and kitchen, a double bedroom and a bathroom.

An ideal starter home or buy-to-let investment, located in a convenient and popular area.

Highlights include a fitted kitchen, a fully-tiled modern bathroom, gas central heating, double glazing, contemporary flooring, and excellent storage provision.

There is an enclosed patio garden to the rear, with direct access from the bedroom, and ample, unrestricted parking to the front.

A bright entrance vestibule leads into the home's contemporary, open-plan living and dining space, filled with natural light from a wide, south-facing window. Tastefully presented and finished with modern, wood-effect flooring, the stylish space provides a flexible floor plan for both lounge and dining furniture and is complemented by a kitchen, zoned by a breakfast bar. The kitchen is fitted with modern white units and stone-effect worktops and includes an integrated oven, a ceramic hob and a stainless-steel canopy, whilst plumbing and space are available for freestanding appliances.

An inner hallway, with storage, leads to the home's well-proportioned double bedroom, fitted with generous cupboard storage and enjoying access to the garden.

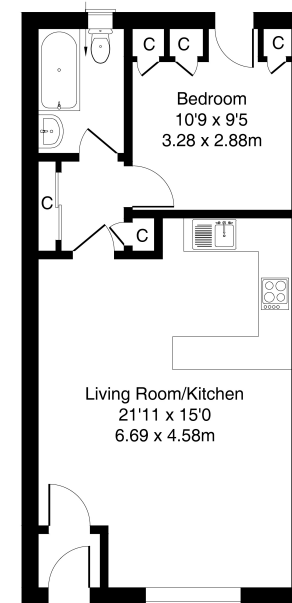
Completing the accommodation, a contemporary bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a ladder-style radiator and tiled splash walls.

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Approximate Gross Internal Area: (495 sq ft - 46 sq m.)

Bathroom
8'6 x 5'1
2.59 x 1.54m



Ground 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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