



33 Somerset Fields, Musselburgh, East Lothian, EH21 7FA

Well-Presented. Modern, Two-Bedroom, Mid-Terrace Home

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Property Description

Well-presented, modern, two-bedroom, mid-terrace home, with a southwest-facing garden. Set in a family-orientated, residential area, located in the popular coastal town of Musselburgh, to the east of Edinburgh city centre.

Comprises an entrance hall, a living room, a kitchen, two bedrooms, a family bathroom and a ground-floor WC.

Tastefully finished throughout, highlights include a contemporary, fitted kitchen and modern bathroom suites. In addition, there is gas central heating, double glazing and good storage, including integrated wardrobe storage in bedroom one.

A sunny, enclosed rear garden features a paved patio, a lawn, a shed and a gate for external access.

A welcoming entrance hall, with storage and a WC, leads into a living room enjoying access to the garden via French doors. This stylish, well-presented reception room is finished with modern, wood-effect flooring and offers plenty of flexible space for freestanding lounge furniture. A bright, front-facing kitchen is fitted with modern, gloss-white units and wood-effect worktops. Appliances include an integrated oven, a ceramic hob, a concealed extractor fan, a fridge/freezer, a dishwasher and a washing machine.

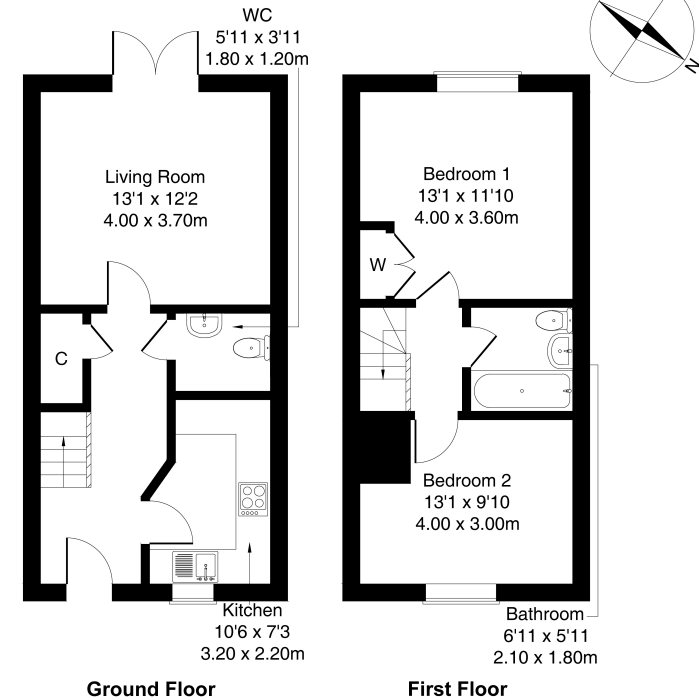
Upstairs, two well-presented bedrooms are finished with light, neutral decor. Set to the front, bedroom two is fitted with wood-effect flooring, whilst the rear-facing main bedroom is carpeted and further benefits from integrated wardrobe storage.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls and flooring.

A 360 Virtual Tour is available online.

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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, 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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