



24 Mayfield Place Musselburgh

East Lothian, EH21 6HS

















Summary

Benefiting from a generous south-facing garden and unrestricted on-street parking, this mid-terraced house represents an exciting renovation project in the popular coastal town of Musselburgh, a short stroll from Queen Margaret University and rail links to Edinburgh that take just 10 minutes. The interiors include a bright and spacious reception room, a sunny kitchen with garden access, two good-sized double bedrooms, a wet room, and plentiful built-in storage.

Extras: the property is sold as seen with no guarantees for any systems or appliances. Due to the condition of the property, we request that any viewers take care on entering.

Features

- Quiet residential setting
- Mid-terraced house full renovation project
- Bright entrance hall with storage
- Dual-aspect living/dining room with kitchen access
- Southerly-facing kitchen with garden access
- Two double bedrooms with storage
- Bright aqua-panelled wet room
- Generous gardens, south-facing to the rear with a shed
- Unrestricted on-street parking
- Electric heating









Floorplan

Ground Floor Shed First Floor Approx. 39.0 sq. metres (419.8 sq. feet) Approx. 2.2 sq. metres (23.7 sq. feet) Approx. 39.2 sq. metres (422.0 sq. feet) Wet Room Shed 8'2" x 4'11" 6'7" x 3'7" 2.00 x 1.10m 2.50 x 1.50m Kitchen Bedroom 2 14'4" x 10'6" 11'6" x 11'0" 4.37 x 3.19m 3.50 x 3.36m Living/ Dining Room 21'8" x 11'0" 6.60 x 3.35m Bedroom 1 16'2" x 9'9" 4.93 x 2.96m

Total area: approx. 80.4 sq. metres (865.5 sq. feet)

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