



13 Goose Green Avenue, Musselburgh, East Lothian, EH21 7SN

Tastefully Presented Three-Bedroom, Mid-Terraced Home with Gardens

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Property Description

Light and tastefully presented, three-bedroom, mid-terrace family home with gardens. Set on a quiet side street in an established residential area of Musselburgh, East Lothian.

Comprises a vestibule, hallway, living room, kitchen, three double bedrooms, and a separate WC and shower room.

Features include a modern fitted kitchen with space for additional appliances, contemporary flooring, gas central heating, and double glazing. With light, tasteful decor and well-proportioned room sizes, there is also good integrated storage, including a loft space.

Externally, a low-maintenance front garden, whilst the enclosed rear garden features a wood-decked patio, lawn, and a store shed.

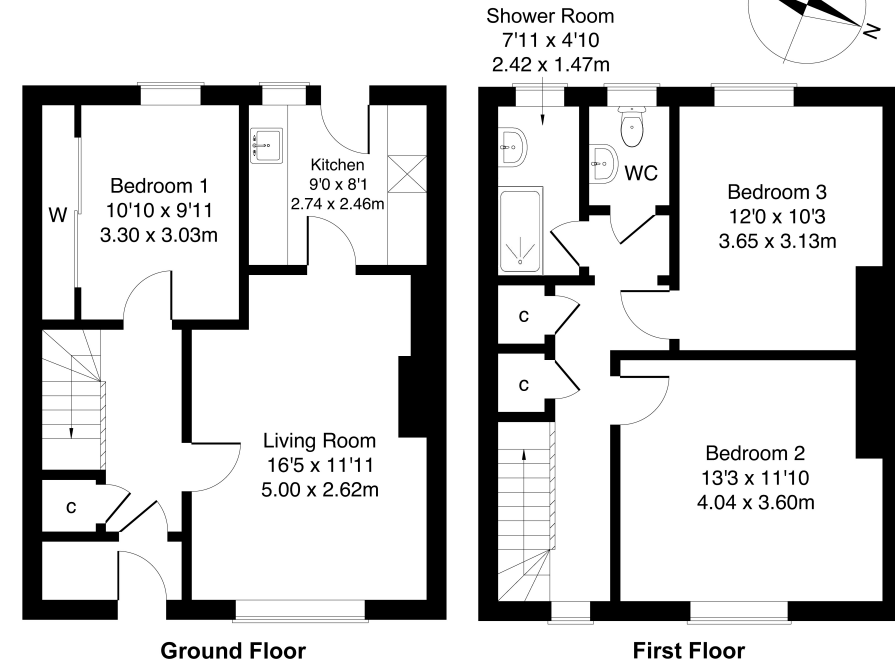
A welcoming entrance leads into a spacious open-plan living, dining, and kitchen area, as well as providing access to bedroom one. The living and dining space features carpeted flooring and light décor, offering ample room for a large suite, ideal for relaxing or entertaining guests. Toward the rear, the open-plan layout continues into a well-equipped kitchen, fitted with granite-effect countertops, a sink with a drainer, a tiled splashback, an integrated oven and gas hob with canopy above, with additional space for appliances.

Bedroom one benefits from wood-effect flooring and includes a generous built-in cupboard. Upstairs, carpeted flooring flows throughout and gives access to two double bedrooms, both with carpeted floors, with bedroom two featuring a wall-mounted TV point. The property is completed by a fully tiled WC and a family shower room, which includes a three-piece suite with a shower cubicle and ladder-style radiator.



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Approximate Gross Internal Area: (969 sq ft - 90 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, affectionately known as "The Honest Toun," is a historic coastal town situated around six miles east of Edinburgh on the Firth of Forth. The town offers a diverse mix of local shops and national retailers, including banks, building societies, and post offices, alongside a large central supermarket and several smaller ones on the outskirts. Musselburgh boasts a wide array of leisure amenities such as restaurants, a

public library, the Brunton Theatre, a modern sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, and opportunities for water sports at Fisherrow Harbour, as well as scenic riverside walks along the River Esk. Excellent public transport links include frequent bus services and regular trains from the nearby station, providing easy commuter access to central Edinburgh.





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