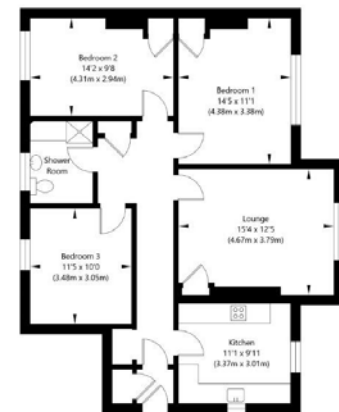


Ground Floor  
Approx. Gross Internal Area of Main Residence  
89.02 Sq M / 958 Sq Ft.  
Not to scale. For identification only.  
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# 1 WINDSOR PARK PLACE

MUSSELBURGH, EAST LOTHIAN  
EH21 7QG

**OFFERS OVER £145,000**

VIEWING: BY APPOINTMENT PLEASE TELEPHONE  
SOLICITORS ON 0131 665 9041

ATTRACTIVE AND WELL-PROPORTIONED MAIN  
DOOR LOWER VILLA IN A POPULAR RESIDENTIAL  
AREA, CLOSE TO EXCELLENT AMENITIES AND GOOD  
TRANSPORT LINKS.

- VESTIBULE
- HALL
- LOUNGE
- KITCHEN
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDENS
- ON STREET PARKING



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## DESCRIPTION

1 Windsor Park Place is a well-proportioned main door lower villa offering ideal family accommodation. The property is entered into a vestibule with storage cupboard, leading to a central hallway. The lounge is situated to the front and is a good-sized room with a window overlooking the garden. The kitchen is dual aspect with windows to the front and side of the property with fitted base units and the hob, oven and extractor hood are included in the sale. There are three double bedrooms and to complete the accommodation is a shower room with a three-piece white suite and extensive wall tiling. Gas central heating and double glazing have been installed and there are private gardens to both the front and rear. The property would now benefit from some modernisation but offers excellent potential and early viewing is highly recommended.

## LOCATION

The property is situated in the historic town of Musselburgh which is a bustling coastal town situated at the mouth of the River Esk, approximately seven miles to the east of Edinburgh City Centre and surrounded by the beautiful East Lothian countryside. Musselburgh offers a comprehensive range of amenities, including a variety of specialist shops, a large Tesco supermarket, banking, building society and Post Office services and well-known ice cream shops. Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, and a large Asda Hypermarket are also close by. Musselburgh also has a theatre, a variety of bars and restaurants and a range of leisure pursuits from riverside walks to sailing, fishing, Musselburgh Racecourse and a variety of golf courses including Musselburgh Old Golf Course. There is also a sports centre with swimming pool and Bannatynes Health club at nearby Newcraighall. Schooling is well represented in the area and the Queen Margaret University campus is nearby and it also has sports facilities. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks. Wallyford train station is within walking distance and Musselburgh and Newcraighall stations are also nearby, providing links to Edinburgh and beyond.

## PARKING

The property has access to on street parking.

## EXTRAS

The hob, oven and extractor hood are included in the sale. The garden shed, greenhouse, hob, oven and extractor hood are included in the sale.

