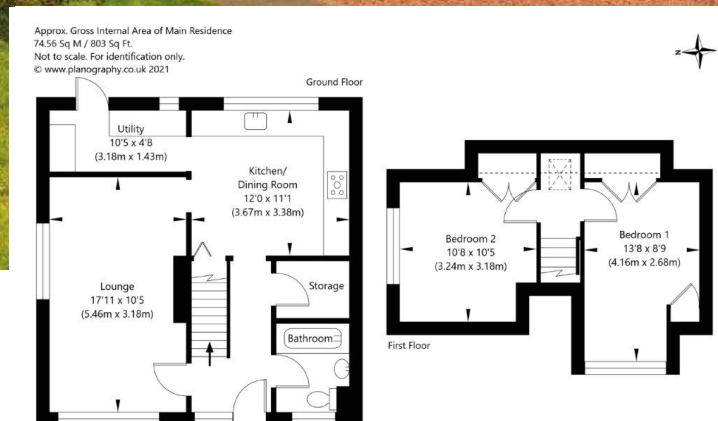




**5 MAYFIELD AVENUE  
MUSSELBURGH  
EAST LOTHIAN, EH21 6HR  
OFFERS OVER £190,000**

VIEWING: BY APPOINTMENT PLEASE TELEPHONE  
SOLICITORS ON 0131 665 9041



BEAUTIFULLY PRESENTED SEMI-DETACHED CHALET  
VILLA ON AN ESTABLISHED DEVELOPMENT,  
CLOSE TO ALL AMENITIES AND WITHIN WALKING  
DISTANCE OF MUSSELBURGH TRAIN STATION.

- HALL
- LOUNGE
- KITCHEN/DINING ROOM
- UTILITY ROOM
- BATHROOM
- UPPER LANDING
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDENS
- ON STREET PARKING
- MANY EXTRAS



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## DESCRIPTION

5 Mayfield Avenue is a lovely semi-detached chalet villa, offering well presented accommodation, close to all amenities and within walking distance of Musselburgh Train Station. The entrance hall has a large storage cupboard and there is a beautiful lounge, which can be accessed from either the hall or the kitchen/dining room, with a window to the front of the property and two tall modern radiators. Also to the front of the property on the ground floor is a family bathroom with a three-piece white suite with a shower mixer attachment to the bath taps and extensive wall tiling. To the rear there is a superb modern kitchen/dining room, with a range cooker and extractor hood and an integral fridge and freezer included in the sale. There is a window to the rear, a tall modern radiator, access to an under stairs storage cupboard and ample space for a dining table and chairs. Off the kitchen is a useful utility room which has a window and door to the rear with modern units and a washing machine, tumble dryer and dish washer all included in the sale. Upstairs the landing has a skylight window providing natural daylight and there are two good-sized double bedrooms, both with fitted storage. Externally the property has generous private gardens to the front, side and rear, laid mainly to lawn and on street parking is available. Early viewing is highly recommended to appreciate the quality of accommodation on offer.

## 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 Tesco supermarket, banking, building society and Post Office services. 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. Musselburgh also has its own train station, which is within walking distance, providing links to Edinburgh and beyond.

## PARKING

The property access to on street parking.

## EXTRAS

The carpets and flooring, curtains and blinds, range cooker, extractor hood, fridge, freezer, dish washer, washing machine and tumble dryer are all included in the sale.

