



17 Arrow Crescent
MUSSELBURGH | EAST LOTHIAN | EH21 7EN


warners
solicitors & estate agents



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Most attractive two bedroom terraced villa, with enclosed rear garden set within a sought after modern development, conveniently placed for a superb range of amenities and excellent road links.

This lovely home is finished off to a good standard throughout and offers comfortable and well planned living space which would make an ideal home for an individual or couple.

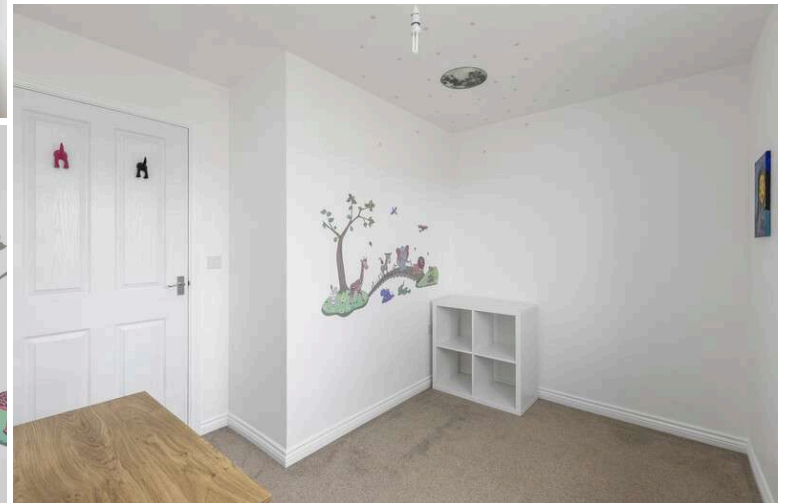
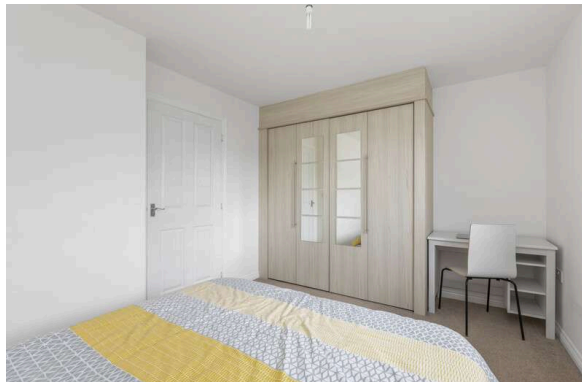
- Hallway with storage and cloak room/WC
- Living/dining room open plan to kitchen featuring French doors opening onto rear garden
- Two double bedrooms, one with fitted wardrobes
- Bathroom featuring a white suite and shower
- Loft storage
- Gas central heating
- Double glazing
- Security alarm system
- Private gardens front and rear
- Allocated parking space

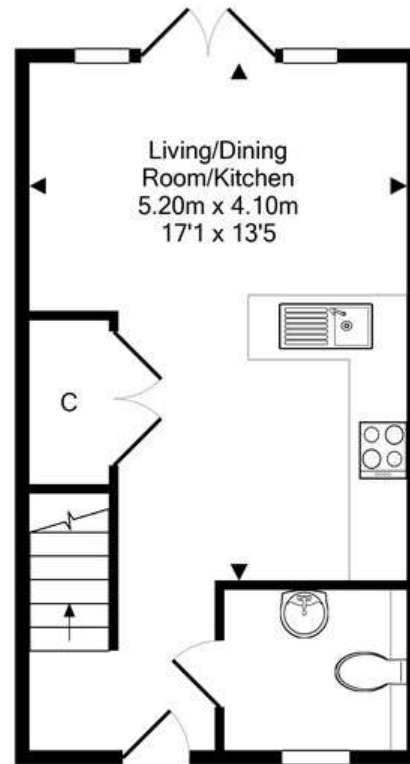
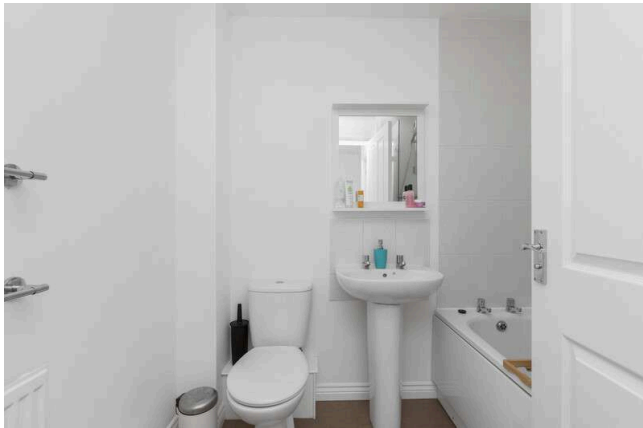
The fitted carpets, blinds, oven, hob, cooker hood, washing machine, fridge/freezer, Sony TV unit, fabric corner sofa, king size bed, wardrobe, chest of drawers, garden shed along with 2 mowers - (fully working) table in the garden and the BBQ.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

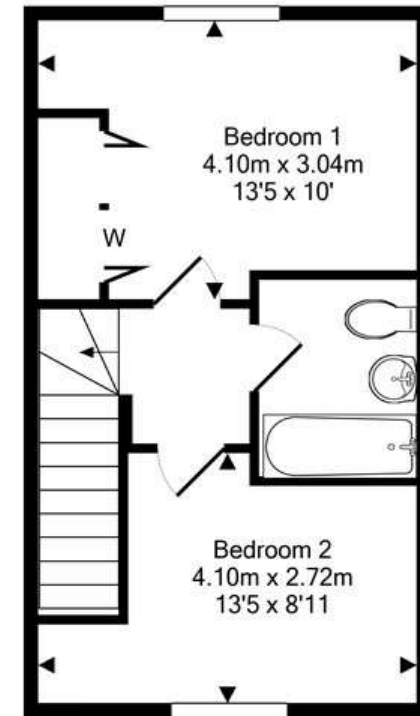


The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.





Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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