



SIMPSON & MARWICK

2 Albert Terrace

Musselburgh, EH21 7LR

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Elegant 4/5 bedroom terraced house with lovely open outlook and private garden grounds

- Generous open plan sitting room/kitchen/dining room
- Drawing room/double bedroom 5 with wood burning stove
- Three well proportioned double bedrooms & bedroom 4/office
- Contemporary bathroom & additional wet room
- Welcoming hallway & utility room
- Beautifully presented accommodation with period features
- Private gardens, cellars, open outlook & on street parking
- Gas central heating & burglar alarm fitted

Description

Forming part of a handsome 'B' Listed Victorian building, 2 Albert Terrace is an elegant 4/5 bedroom period terraced house located in the popular town of Musselburgh, within walking distance of an excellent range of local amenities and within easy reach of Edinburgh City Centre. The property has been beautifully refurbished and offers particularly bright and contemporary family accommodation, arranged over three floors, with the added benefit of a host of period features throughout, an open outlook over Musselburgh Race Course and the Old Links Golf Course to the front and a lovely sheltered walled garden to the rear.

Garden

The front garden is laid to lawn and planted with a variety of shrubs and hedging and is surrounded by a low wall. The charming sheltered rear garden is walled and there is a lawn, mature shrubs and trees and also a patio area.



Location

Musselburgh is a thriving town steeped in history. The High Street has a mix of local shops, restaurants and banks. There is a variety of sporting and leisure amenities including the Musselburgh Golf and Race Courses. Although located approximately 6 miles to the east of Edinburgh city centre, there are regular train services from Wallyford Park and Ride which takes approximately 11 minutes to Waverley Station. Musselburgh train station and the Queen Margaret campus are also within easy reach and the shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops including a Marks & Spencer store. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh Airport, the wonderful coastal and leisure facilities along the east coast and motorway links to the rest of the country. Musselburgh provides schools in both the state and private sector.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds and light fittings (with the exception of the vestibule and hall) are included in the sale price together with range hob, oven, extractor hood, fridge, freezer, dishwasher, the garden shed and the children's playhouse. The washing machine and tumble dryer may be available by separate negotiation.

EPC Rating D

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 2058 Sq Ft - 191.19 Sq M
 (Including Cellars)
 For identification only. Not to scale.
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