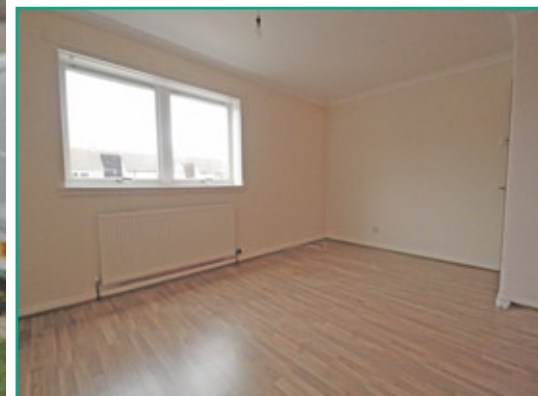




MUSSELBURGH  
24 GALT CRESCENT  
EH21 8HE  
**OFFERS OVER £92,500**

 **GSB PROPERTIES**  
TO VIEW TELEPHONE 01620 825368 **WEB** [www.gsbproperties.co.uk](http://www.gsbproperties.co.uk)



# MUSSELBURGH

24 GALT CRESCENT  
EH21 8HE

**OFFERS OVER £92,500**

**SPACIOUS END-TERRACED  
HOME SET IN QUIET  
LOCATION**

**CLOSE TO BYPASS AND  
RAILWAY STATION**

**ENTRANCE HALL  
LOUNGE  
KITCHEN  
BATHROOM  
2 DOUBLE BEDROOMS  
ENCLOSED GARDENS  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
DRIVEWAY**

**VIEWING: TELEPHONE  
GSB PROPERTIES 01620 825368**

## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.



## OFFERS TO:

18 HARDGATE HADDINGTON  
EAST LOTHIAN EH41 3JS  
TEL: 01620 825368  
FAX: 01620 824671

LPI Haddington DX 540733 Haddington



## General Description

Musselburgh is a popular town for those commuting into Edinburgh as the City Bypass is five minutes away by car. There are also regular bus services to and from the city and surrounding areas, as well as regular commuter train services from two Railway Stations. The town has excellent local shopping facilities, Primary and Secondary schools and within the immediate area there is a wide range of leisure and recreational facilities. It is also central to the fine coastline and beautiful countryside of the Lothians. The property is conveniently placed on the edge of town, steps away from direct bus routes to and from the city and within easy walking distance to the local train station at Wallyford and minutes away from the city bypass.

The property offered for sale is an attractive end terraced home which offers spacious living accommodation with a flexible layout. In brief, the accommodation comprises on the ground floor entrance hall, lounge, kitchen and bathroom while upstairs there are three double bedrooms. Outside there is an enclosed garden to the rear and to the front is a large parking area which offers convenient off street parking.

## IMPORTANT NOTE

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating system within the property. Any intending purchasers will be required to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

## Accommodation

### ENTRANCE HALL

Front door opens into the hallway which in turn gives access to the lounge, kitchen and stairs leading to the upper floor accommodation.

### LOUNGE

**4.39M X 3.90M (14'05 X 12'09)**

A bright and well-proportioned living room with large windows to front and rear. Feature gas fireplace.

### KITCHEN

**3.89M X 2.82M (12'09 X 9'03)**

With a window and back door leading out the garden, the kitchen is fitted with a range of base and wall mounted units with tiling over the worktops. It incorporates a stainless steel sink unit with mixer tap and with plumbing for a washing machine.

### STAIRS AND LANDING

Hatch to attic storage space above.

### BEDROOM 1

**4.41M X 3.08M (14'05 X 10'01)**

Good sized double bedroom with pleasant open outlooks to the front.

### BEDROOM 2

**4.19M X 2.72M (13'09 X 8'11)**

Double bedroom to the rear of the property with built-in storage cupboard and wood effect laminate flooring.

### BATHROOM

**2.06M X 1.77M (6'09 X 5'10)**

Fitted with a traditional three piece suite comprising WC, wash hand basin and bath with shower over tiling to walls. Glazed window.

### DRIVEWAY

Enclosed by wooden fencing, the side garden has been mainly converted to a driveway, offering convenient off-street parking.

### GARDEN

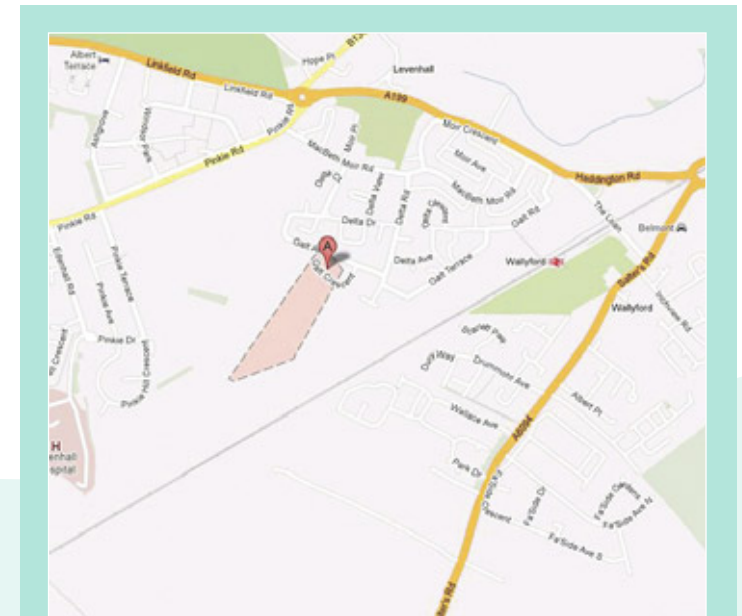
The enclosed rear garden which also has an access gate, is laid mainly to grass.

### COUNCIL TAX BAND - C

### HOME REPORT:

The Home Report valuation on this property is £95,000. Details of the Home Report can be accessed at-

[http://www.packdetails.com/notify.htm?sr=hp282144&pc=EH21\\_8HE](http://www.packdetails.com/notify.htm?sr=hp282144&pc=EH21_8HE)



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