



8 Maitland Avenue, Musselburgh, East Lothian, EH21 6DZ

Attractive four/five-bedroom detached bungalow with driveway, garage, and south-facing garden

URQUHARTS
EDINBURGH



DESCRIPTION

8 Maitland Avenue is an attractive, rarely available four/five bedroom detached extended bungalow with enclosed south-facing rear garden, driveway, and detached garage. Situated in the popular East Lothian town of Musselburgh, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers fantastic potential (subject to local authority consents).

Entrance vestibule and hall; bright living room with gas fireplace and patio doors to the rear decking and garden; fitted breakfasting kitchen with wall and base units, integrated appliances, and island; two good-sized bedrooms with bay windows overlooking the front garden, one with gas fireplace and one with built-in wardrobes; dining room, which could also be used as bedroom 5 / home office / playroom; and a shower room. On the upper level, there are two further double bedrooms with Velux windows and built in storage/wardrobes; and a shower room.

ACCOMMODATION

Entrance vestibule & hall. Living room. Dining room/Bedroom 5. Kitchen. Four double bedrooms. Two shower rooms.

Gas central heating. Double glazing. Well-maintained private front, side, and rear gardens, with the south-facing rear garden mainly laid to lawn with mature borders and decking area. Driveway for several cars leading to a detached single car garage with power, light, and external store.

LOCATION

Musselburgh is a thriving historic town, situated on the shores of the Firth of Forth at the edge of the River Esk, approximately 7 miles east of the city centre. The town retains its original market town shape, with the High Street offering a range of local shops including a large Tesco supermarket, with a wider selection of shopping available at nearby Fort Kinnaird Retail





Park, Leith and Portobello are only a few miles away offering a further choice of specialist shops and services. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade, and links. Leisure facilities include the famous Musselburgh Racecourse, several golf courses, Brunton theatre, harbour, and leisure/sport centres. There is a range of nursery, primary, and secondary schools in the area with further education at Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

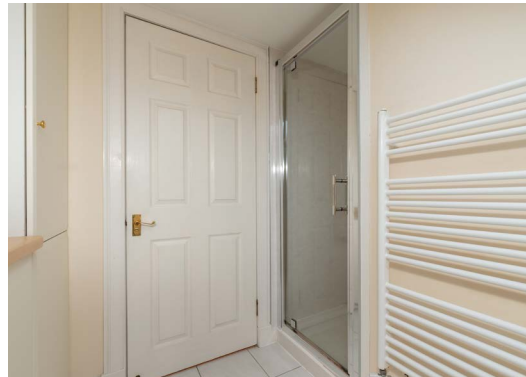
For price and viewing arrangements please contact Urquharts 0131 556 2896

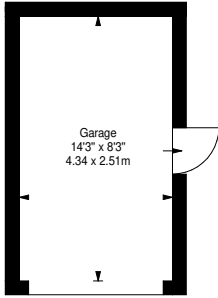
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

The property has an Energy Rating Category **D**



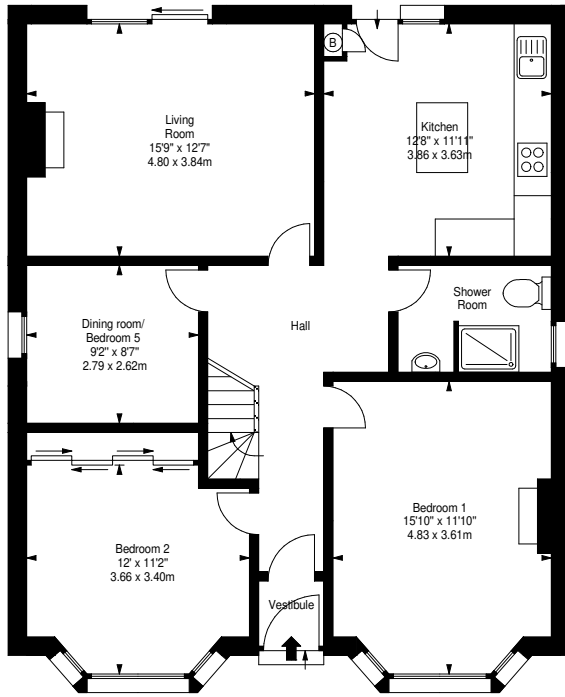


Ground Floor

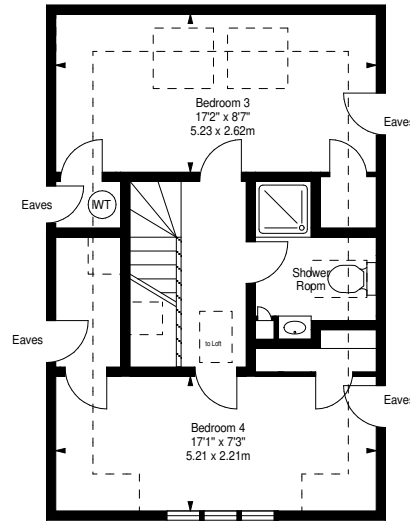
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Approx. Gross Internal Area
1424 Sq Ft - 132.29 Sq M
Garage
Approx. Gross Internal Area
118 Sq Ft - 10.96 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.