



**50 Mucklets Crescent**  
Musselburgh, East Lothian, EH21 6SS





## Property Summary

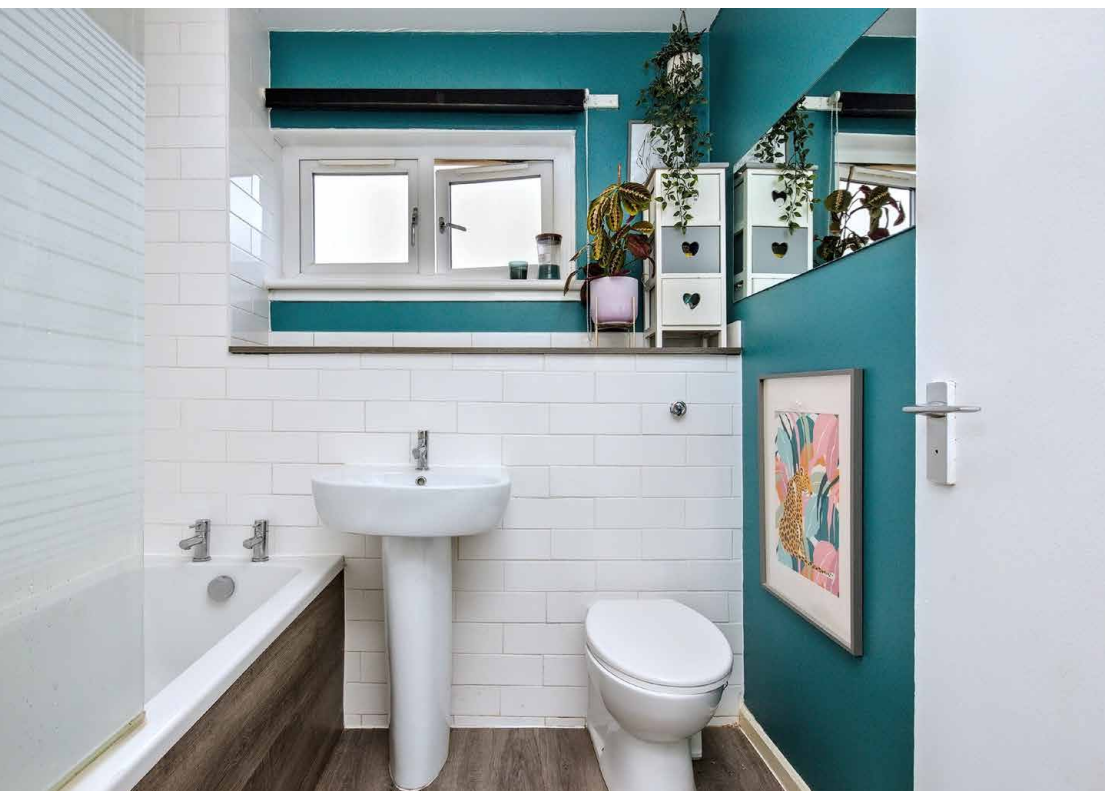
Peacefully situated in the popular coastal town of Musselburgh, just under 12 minutes' commute from the capital, this end-terrace house is sure to appeal to a wide range of buyers, including commuting professionals, couples, first-time buyers and downsizers. The well-presented home comprises a sunny double-aspect kitchen with fitted units, a spacious living room, a large double bedroom with a built-in mirrored wardrobe, and a modern family bathroom with a shower-over-bath. Externally, 50 Mucklets Crescent is accompanied by private gardens and a private paved driveway.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- End terrace house in Musselburgh
- Quiet cul-de-sac location
- Within easy commuting distance of the capital
- Modern interiors throughout
- Spacious living room
- Sunny dual-aspect kitchen
- Double bedroom with a built-in wardrobe
- Bathroom with overhead shower
- Private gardens
- Private driveway parking
- Gas central heating
- Double-glazed windows
- EPC Rating - D

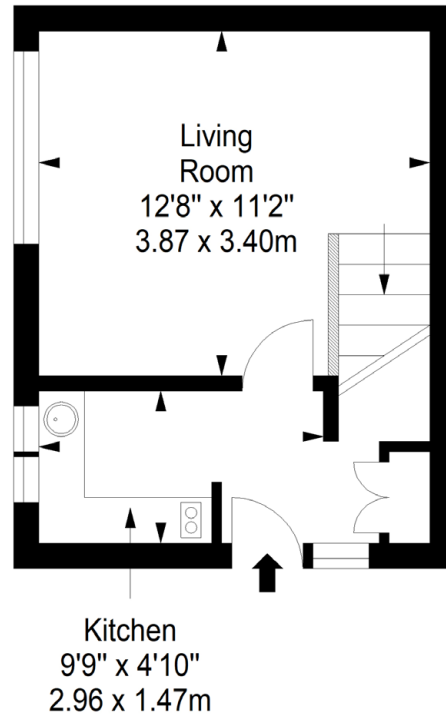




# Floorplan

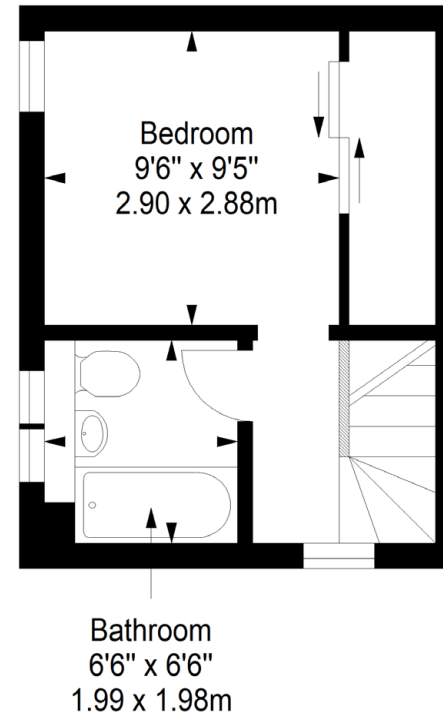
## Ground Floor

Approx. 19.4 sq. metres (208.8 sq. feet)



## First Floor

Approx. 19.4 sq. metres (208.8 sq. feet)



Total area: approx. 38.8 sq. metres (417.6 sq. feet)

[davidtodd@kwuk.com](mailto:davidtodd@kwuk.com)  
[www.kwuk.com](http://www.kwuk.com)

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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