



33 RIVERSIDE GARDENS

Musselburgh, East Lothian EH21 6NN



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An appealing 4-bedroom semi-detached home situated in a quiet position close to Haugh Park and the River Esk in the popular town of Musselburgh, and within commuting distance to Edinburgh City Centre

Musselburgh High Street 0.7 miles, Musselburgh Railway Station 0.6 miles, Edinburgh City Centre 7 miles.

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Kitchen, Conservatory, Two Double Bedrooms and a Bathroom

First Floor: Principal Bedroom and a Double Bedroom

Garden: Gravelled courtyard to the front and lawned area to the rear with mature shrubs and trees and a Garden Shed



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Situation

33 Riverside Gardens is situated along a quiet no-through road in the popular commuter town of Musselburgh, with Haugh Park and the River Esk located at the end of the street providing a scenic setting for outdoor activities as well as offering a playground for children.

Musselburgh is the largest town in East Lothian and a most convenient commuter base to Edinburgh City. There are frequent commuter rail links from both Musselburgh (0.6 miles) and Wallyford Train Stations, as well as excellent bus services into the city and popular Park & Ride networks. The A1 and City By-Pass also provide easy access to Edinburgh's International Airport.

Musselburgh has excellent public and private sector schooling, including the reputable Loretto School which is located only 1 mile away. The town enjoys a picturesque location with sandy beaches, a working harbour for pleasure boats, delightful walks and cycle paths along the River Esk, a choice of golf courses to include The Old Links - one of the oldest golf courses in the world, a theatre, sports facilities and protected open countryside. In addition, the local retail/leisure park at Fort Kinnaird provides superb shopping facilities alongside a variety of restaurants, a Marks & Spencer's food hall, a multi-screen cinema and a private health club.

Description

33 Riverside Gardens is an attractive 4-bedroom semi-detached home set back from the street behind a garden wall and railing. The property boasts a beautifully bright sitting room with a large bay window and an appealing central fireplace that provides a focal point to the room. The dining kitchen has ample space for a dining table alongside a range of floor and wall mounted units incorporating a Hotpoint oven and gas hob as well as a Kenwood dishwasher. Glazed sliding doors provide access to the conservatory which, in turn, has French doors leading out to the rear garden.



The spacious principal bedroom resides on the first floor, with a further double bedroom opposite and two double bedrooms on the ground floor. The family bathroom completes the accommodation incorporating a shower over bath, wash basin and WC, alongside a cupboard that houses the Worcester gas boiler.

Garden

The property benefits from gardens to the front and rear with a gravelled courtyard to the front encompassing a cherry tree that blossoms in the Spring. The rear garden is mainly laid to lawn surrounded by mature shrubs and trees and can be accessed via both the conservatory and a garden path leading down the side of the house. A garden shed is situated to one corner of the garden providing useful storage.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

All integrated appliances, carpets, curtains and blinds are included in the sale as well as the Kenwood dishwasher. The American style fridge freezer is available by separate negotiation. The washing machine and tumble drier will be excluded from the sale.

Services

Mains electricity, gas, drainage and water.

Viewing

Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH21 6NN

EPC Rating – Band E



Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax – Band E

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.



Important Notice:

Rettie, their clients, and any joint agents give notice that:

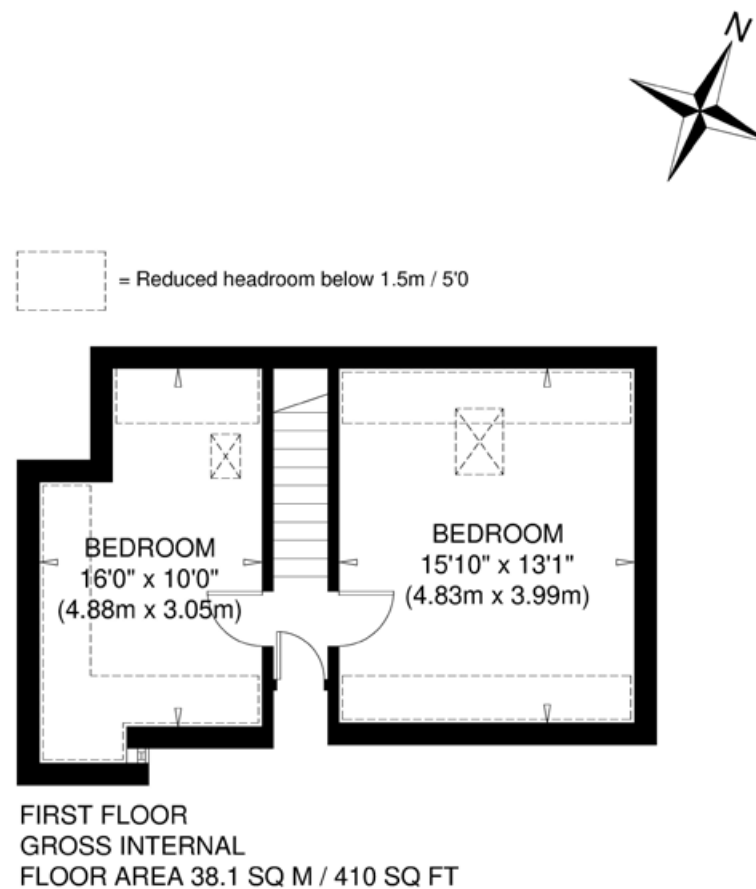
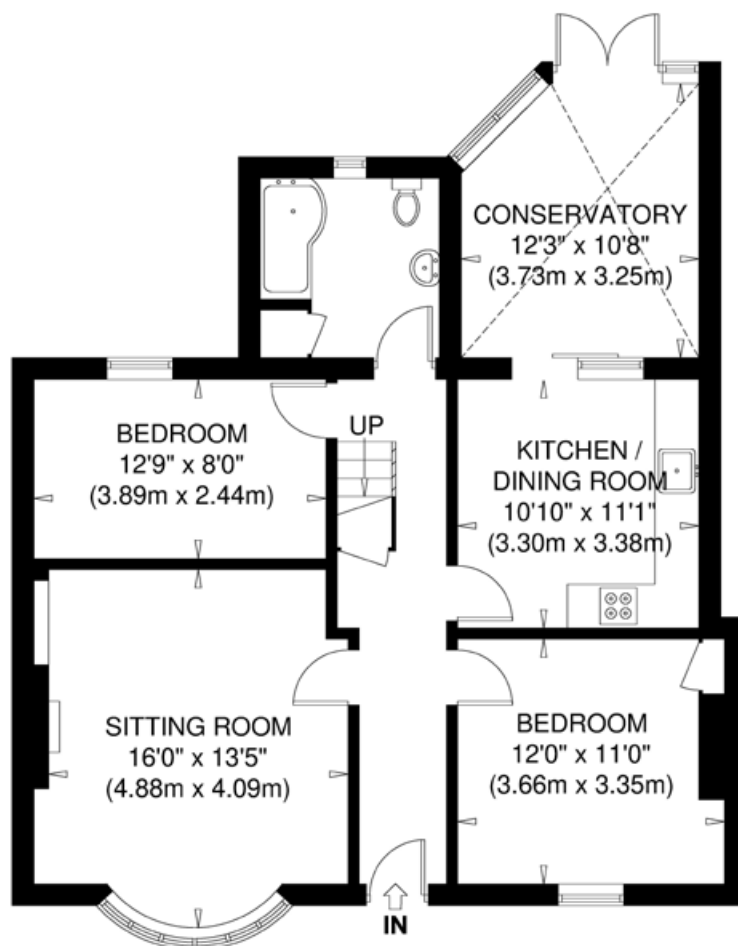
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

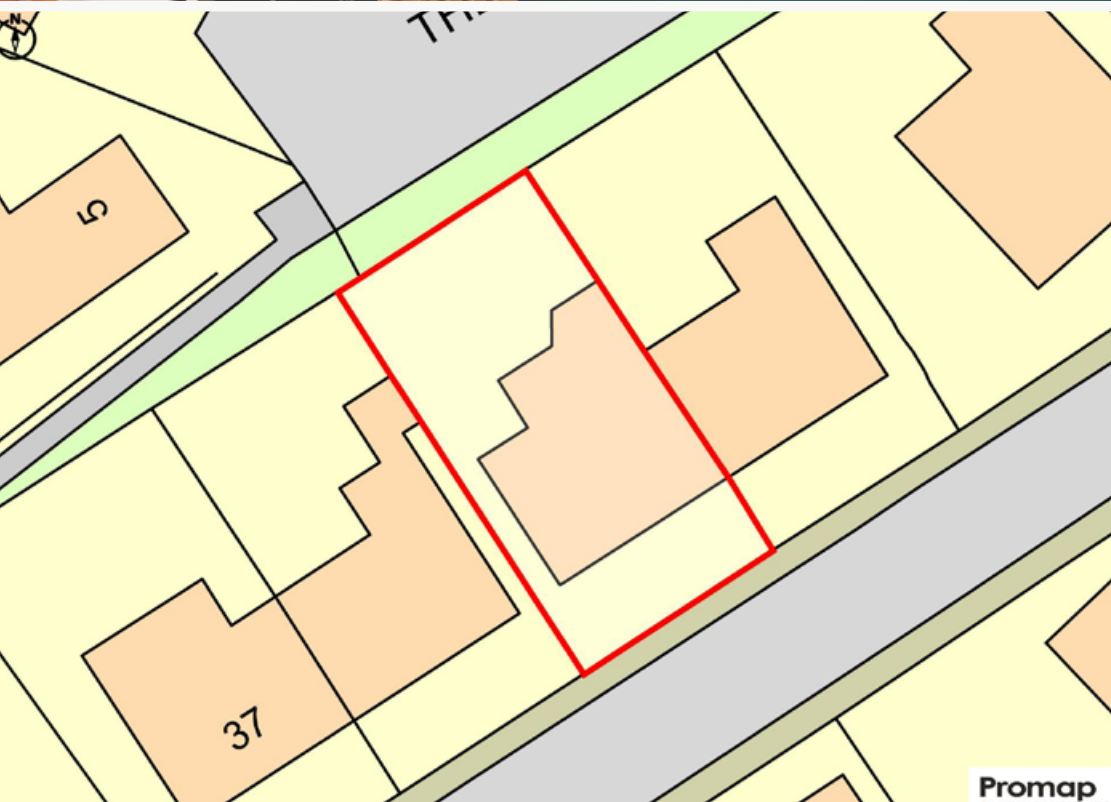
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.







RIVERSIDE GARDENS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 123 SQ M / 1324 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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