



54 Clayknowes Drive

Musselburgh, East Lothian EH21 6UW

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DRIVE-IN/GARAGE
- BEDROOM 1 (DOUBLE) BIWS - EN SUITE
- BEDROOM 2 (DOUBLE) BIWS
- BEDROOM 3 (SINGLE) BIWS
- BEDROOM 4 (SINGLE)
- DOUBLE GLAZING
- FRONT/SIDE/REAR GARDENS



"54 Clayknowes Drive is a wonderfully presented 4 bedroom detached house which is in move-in condition"



LOCATION

Musselburgh is an east coast town that is very diverse and popular to work and live. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. Historic Leith and Portobello are only a few miles away offering a further choice of specialist shops and services.

The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other

motorway networks can be found. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and St Margaret University campus.

Musselburgh offers a good range of leisure facilities including several golf courses, bowling clubs, a race course, the Brunton Theatre, Musselburgh Sports Centre, Quayside Leisure Club and the Newhailes Estate. Further facilities are provided for in Portobello on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatyne's and the King's Manor Hotel.





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DESCRIPTION

54 Clayknowes Drive a wonderfully presented detached home that is in move-in condition located within a quiet cul-du-sac. The property comprises of entrance hall; living room with patio doors out to rear garden; dining kitchen with under stair cupboard and access to rear garden; downstairs WC; carpeted staircase leading to upper landing; double bedroom 1 with built-in wardrobes and ensuite off; double bedroom 2 with built-in wardrobes; single bedroom 3 with built-in

wardrobes; single bedroom 4 and bathroom with shower over bath.

There is gas central heating; double glazing; front/side and rear gardens with raised decking area; drive-in with space for 3 vehicles in front of the garage and unrestricted on street parking. EPC rating is band C.

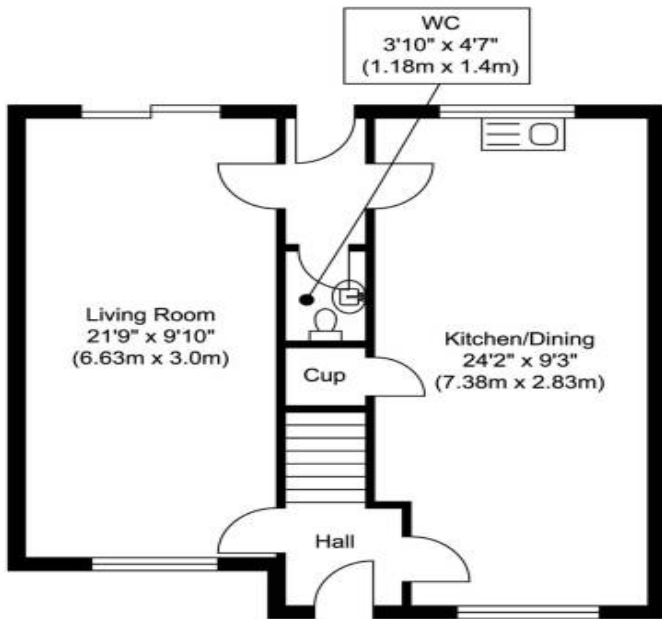
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however please confirm with the local authority.

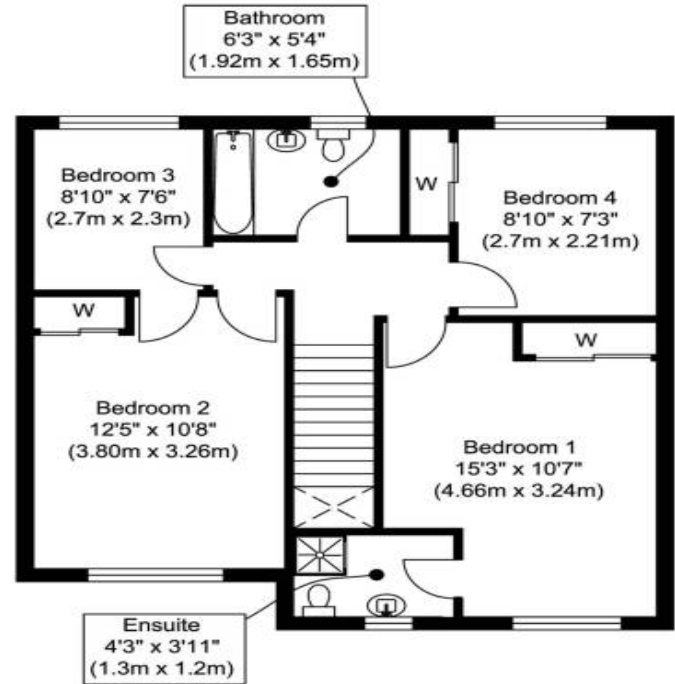


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Thinking of moving home? We can provide a FREE no obligation pre-sale valuation of your property.
 We can offer: Estate Agency; Conveyancing; Legal Services; and introduce Mortgage & Financial Advisors



Ground Floor
 Approximate Floor Area
 580.71 sq. ft.
 (53.95 sq.m)



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