

3h Monktonhall Terrace Musselburgh, EH21 6ER

OFFERS OVER £185,000



drummondmiller



- Well proportioned upper villa with many original features
- Potential to convert the large attic, subject to planning approval
- Entrance vestibule, hall with storage
- Sitting/diningroom with bay window, modern fitted kitchen
- Two double bedrooms and shower room
- Gas central heating, security alarm and double glazing
- Private gardens to rear. On street parking
- EPC Band D, Council tax band C

Description

This is a superb upper villa (71m sq) forming part of a red sandstone terrace offering excellent potential to extend up into the spacious attic, subject to planning approval. The property is in "move in" condition throughout and retains many original features including cornicing. The generous accommodation comprises, entrance vestibule, hall with two storage cupboards, spacious sitting/dining room with bay window with window seat which overlooks the Haugh park across to St Michaels Church, modern fitted kitchen with appliances, two good sized double bedrooms and a shower room with modern two piece white suite and separate cabinet with electric shower. The property benefits from gas central heating, a security alarm system and double glazing throughout.





Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens and parking

There is an enclosed, well maintained private garden with wooden shed located to the rear of the property and there is unrestricted on street parking to the front.

Extras

All the fitted floor coverings, blinds, gas cooker, automatic washing machine, fridge, freezer and wooden shed are to be included within the sale price.

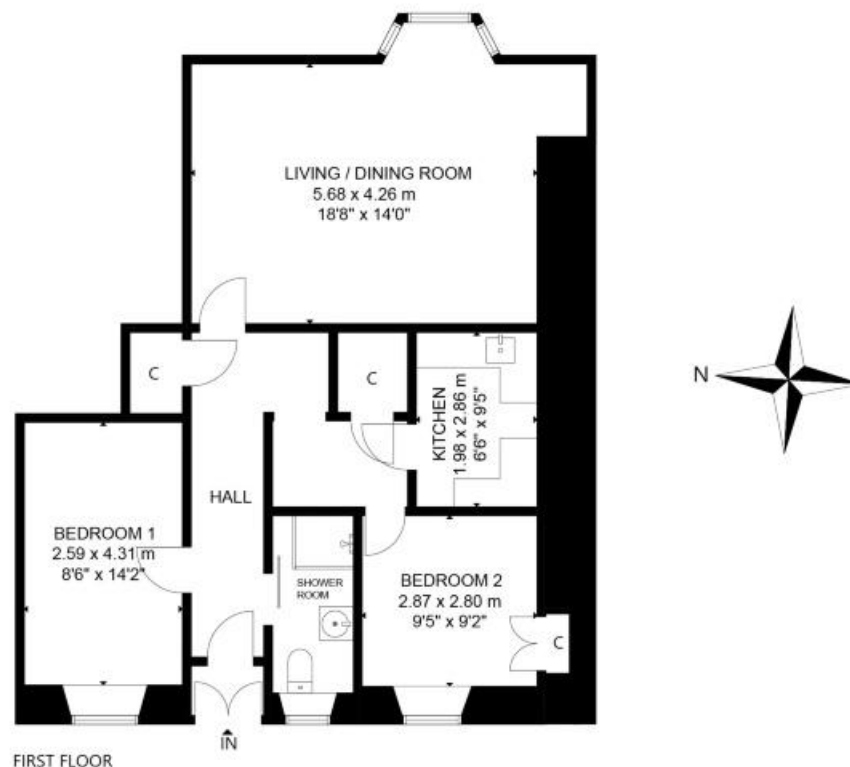
Home Report

The property has been valued at £195,000 by a surveyor and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





FIRST FLOOR

3H MONKTONHALL TERRACE, MUSSELBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 839 SQ FT / 78 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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