

# 3h Eskside East Musselburgh, EH21 7RU

OFFERS OVER £115,000



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- Well-proportioned top floor flat
- Ideal first home or letting opportunity
- Large living room and separate kitchen
- Generous double bedroom
- Bathroom with shower over the bath
- Electric heating and double glazing
- Shared drying area and residents' car park to rear
- EPC Band E, Council tax band C

### Description

This sizable flat is quietly positioned quite literally only yards away from the River Esk and very close to the race course. It is positioned on the top floor of a 1970's block and offers a very practical layout (46m sq). The property requires cosmetic improvement but already provides replacement double glazed windows and electric heating. There is a comfortable, bright living room with electric fire and a separate fitted kitchen with appliances. There is a generous double bedroom with excellent storage, whilst the bathroom has a three piece suite including an electric shower over the bath. It is an ideal starter flat and would also prove to be an excellent rental opportunity due to its close proximity to Musselburgh High Street.





### Location

Eskside East is a quiet yet central location in the extremely popular seaside town of Musselburgh. It is only a very short walk away from the vibrant High Street, a large Tesco supermarket and High School. The town enjoys all the benefits of a coastal location including a small harbour and delightful walkways. Musselburgh is surrounded by unspoiled countryside yet allows ready access to fast main road. Major retail parks are readily accessible and there are excellent connections to Edinburgh's City Centre (6 miles) by bus and train

### Gardens and parking

There is a communal garden with drying facilities and a car park for the use of residents. An allocated external store cupboard is also provided.

### Extras

The fitted floor coverings, blinds, electric cooker and fridge/freezer are included in the sale.

### Home report

The property has been valued by surveyors at £120,000 and the Home Report is available via the ESPC web site.

### Viewing

By appointment telephone Agents 0131 665 3131





SECOND FLOOR

3H ESKSIDE EAST, MUSSELBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 513 SQ FT / 48 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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