

28 Newhailes Crescent Musselburgh, EH21 6EG

OFFERS OVER £255,000



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- Mid terraced villa within popular development
- Entrance hall, dual aspect lounge/diningroom
- Kitchen with appliances
- 2 double bedrooms, single bedroom
- Shower room
- Requiring modernisation but benefitting from gas central heating and double glazing
- Well maintained gardens to both front and rear. Single garage
- EPC Band C, Council tax band E

Description

This is a bright, well proportioned (91m sq) mid terraced villa situated within this well established and popular estate. The property now requires modernisation and upgrading but benefits from gas central heating and double glazing throughout. The accommodation comprises an entrance hall with storage cupboards, dual aspect lounge/diningroom with electric fire, a fitted kitchen with appliances included, front facing double bedroom with fitted wardrobes and a storage cupboard, a second rear facing double bedroom, also with good storage space, a front facing single bedroom and a shower room with two piece white suite with separate shower cabinet.





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 a well maintained garden to the front and of the property which is mainly laid to lawn with flower borders. To the rear is a fully enclosed garden with a paved patio, lawn, flower borders and a handy outbuilding with two separate storage areas. There is unrestricted parking available to the front of the property as well as a single garage which is located within a row of similar garages a short distance from the property.

Extras

All the fitted floor coverings, curtains, electric cooker, dishwasher and automatic washing machine are included within the sale price.

Home Report

The property has been valued at £260,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131



28 NEWHAILES CRESCENT, MUSSELBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,011 SQ FT / 94 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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