

**9 Newhailes Avenue
Musselburgh, EH21 6DW**

OFFERS OVER £315,000



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- Well proportioned, 1930's semi detached villa
- Requiring complete modernisation and upgrading
- Livingroom, Diningroom
- Kitchen
- Three bedrooms and family bathroom
- Gas central heating, double glazing
- Gardens to front, side & rear. Driveway
- EPC Band D, Council tax band F

Description

This is a well proportioned (89m sq) 1930's semi detached villa within this well established and much sought after residential area. The property now requires complete modernisation and upgrading but benefits from gas central heating and double glazing throughout. Accommodation comprises reception hall, front facing livingroom with bay window, rear facing diningroom with stone fireplace and French doors to the garden, fitted kitchen with appliances and door to the wooden "lean to" at the rear. Upstairs, there are three bedrooms and a mezzanine level, fully tiled bathroom with three piece white suite including an electric shower over the bath.





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, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and 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 within the town 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, enclosed front garden which has a variety of plants and shrubs whilst to the side is a hard standing driveway with gate to the front. The unusually large rear garden is mainly laid to lawn and set on two levels with a variety of trees and a greenhouse.

Extras

All the blinds, integrated electric hob, oven and greenhouse are included within the sale price.

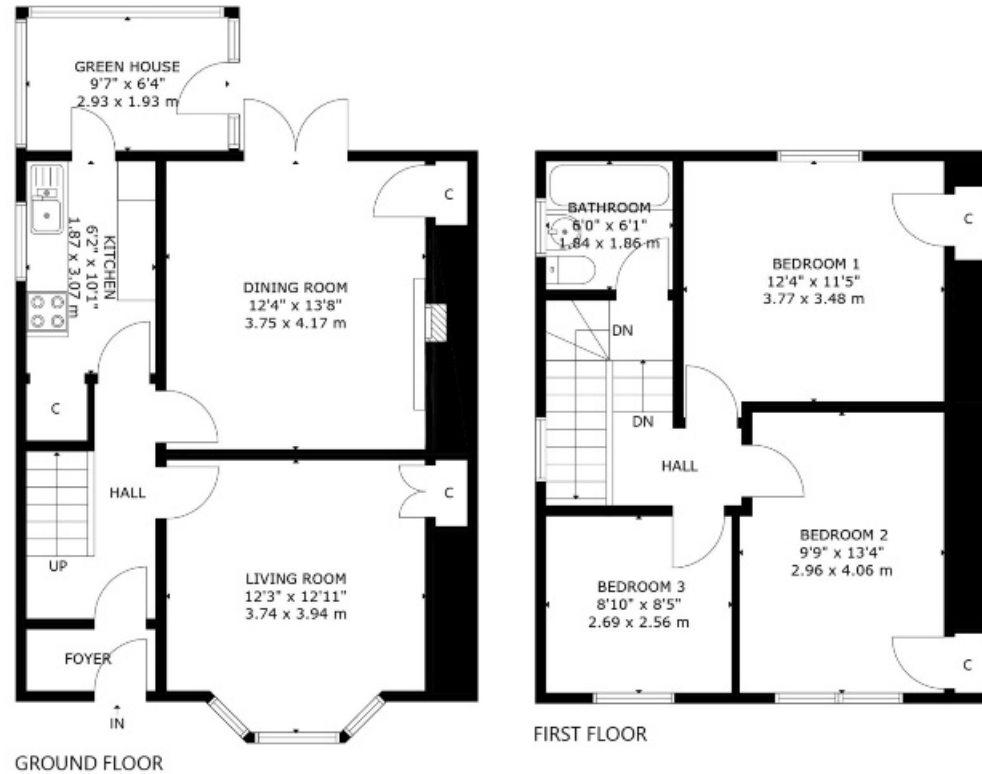
Home Report

The property is valued at £320,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





9 NEWHAILES AVENUE, MUSSELBURGH, EH21 6DW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,055 SQ FT / 98 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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