

57e West Holmes Gardens Musselburgh, EH21 6QW

FIXED PRICE £185,000



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- Spacious first floor flat with large floored attic
- Living/diningroom
- Fitted breakfasting kitchen
- Two generous double bedrooms, one with fitted wardrobes
- Bathroom with three piece suite and electric shower
- Gas central heating, double glazing, entryphone
- Residents parking
- EPC Band D, Council tax band C

Description

This is a spacious first floor flat (81m sq) set within a small 1920's block close to the town centre and Campie primary school. In excellent condition throughout, the accommodation comprises a well maintained shared entrance and stair, reception hall with extensive storage, bright front facing living/diningroom with gas fire, fitted breakfasting kitchen with appliances, two double bedrooms, one with fitted wardrobes and a part tiled bathroom with modern three piece white suite including an electric shower, curtain and rail over the bath. The property benefits from secure entryphone system, gas central heating and double glazing throughout as well as a large floored attic which offers excellent potential for extension subject to local planning approval and consents.





Location

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 unallocated residents parking to the rear of the property and unrestricted on street parking to the front.

Extras

All the fitted floor coverings, blinds, gas hob, oven, cooker hood, dishwasher, automatic washing machine and fridge/freezer are all included within the sale price.

Home Report

The property has been valued by a surveyor at £190,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131.





57 WEST HOLMES GARDENS MUSSELBURGH EH21 6QW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 893 SQ FT / 83 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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