

62 Ravensheugh Road Musselburgh, EH21 7SY

FIXED PRICE £320,000



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- Rarely available double upper flat
- Requiring complete refurbishment and modernisation
- Sittingroom, fitted kitchen diningroom
- Six double bedrooms, pantry and study
- Two shower rooms
- Gas central heating and partial double glazing
- On street parking to front
- EPC Band D

Description

Spacious double upper villa forming upper part of Levenhall House built in approximately 1870 and situated close to the popular town of Musselburgh, within easy reach of the lovely East Lothian coastline. Currently in use as a hostel and requiring complete refurbishment and modernisation yet offering flexible family accommodation. The property comprises, at first floor level, an entrance vestibule with storage cupboard, hall, rear facing sittingroom with bay window, front facing fitted kitchen/diningroom, office/pantry, two generous double bedrooms, one with bay window, study and finally, the side facing part tiled shower room with two piece white suite and separate shower cabinet. On the top floor there are four double bedrooms, three with fitted wardrobes, one with boxroom off and an internal part tiled shower room with modern two piece white suite and separate shower cabinet. The property is HMO license ready.





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 on street parking available to the front of the property.

Extras

The sale price includes the fitted floor coverings.

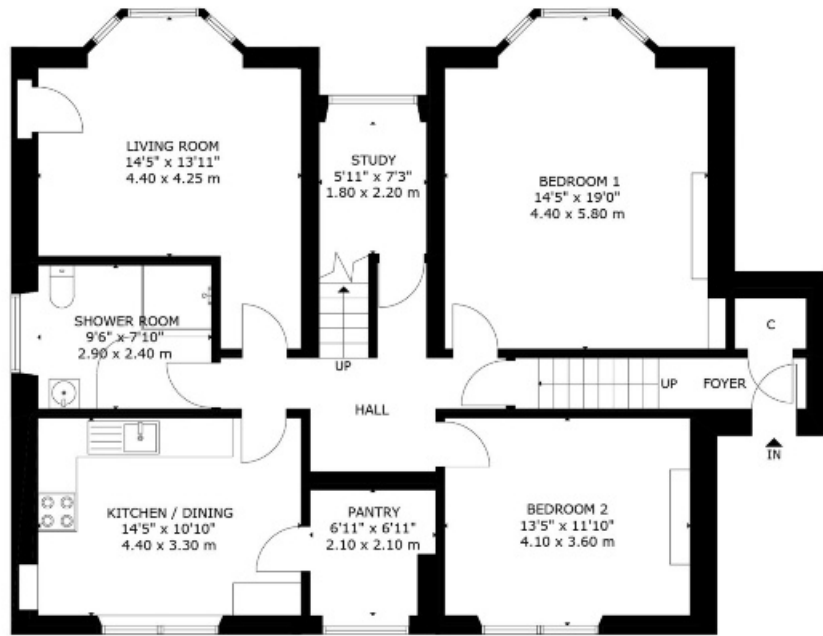
Home Report

The property has been valued at £330,000 and the Home Report is available from the ESPC web site.

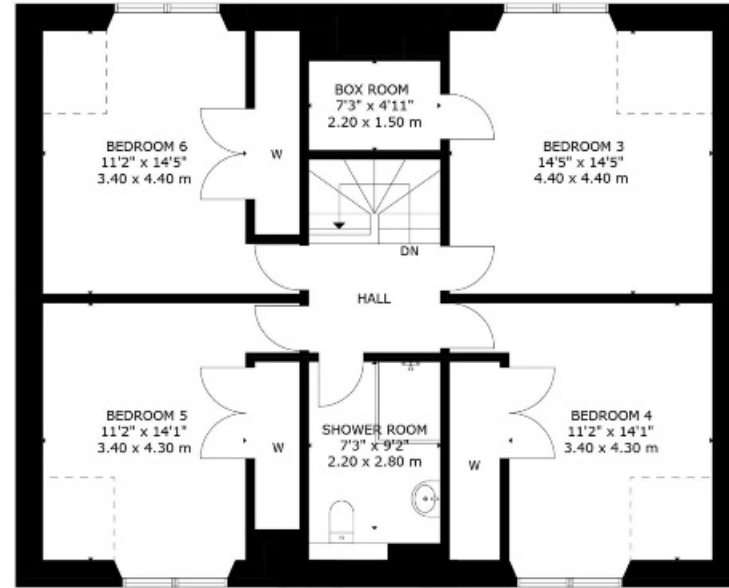
Viewing

By appointment with the Agent 0131 665 3131.





FIRST FLOOR



SECOND FLOOR

62 RAVENSHEUGH ROAD, MUSSELBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,242 SQ FT / 208 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or
 email sales@dm-property.com
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