

# 130i Inveresk Road Musselburgh, EH21 7AY

OFFERS OVER £245,000



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- Traditional, stone fronted double upper villa
- Livingroom with bay window
- Kitchen/diner with appliances
- Three bedrooms
- Modern fully tiled bathroom
- Gas central heating, double glazing
- Private garden to rear. On street parking
- EPC Band D, Council tax band D

### Description

This is a generously proportioned (83m sq) stone fronted double upper villa, in a central location close to the High Street and Tesco superstore. The property benefits from many original features including cornicing as well as gas central heating and double glazing throughout. Accommodation comprises an entrance vestibule, L shaped reception hall with understair storage cupboards, bright front facing livingroom with bay window and feature fireplace, decorative cornice and ceiling rose, fitted kitchen/diner with appliances, double bedroom and a stylish fully tiled bathroom with three piece white suite including an electric shower and screen over the bath. On the upper floor there are two further bedrooms, both with Velux windows and under eaves storage space.





### 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 private rear garden which is laid to lawn with a paved patio and established shrubs and trees as well as a shared drying area. There is ample unrestricted on street parking in the surrounding streets.

### Extras

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

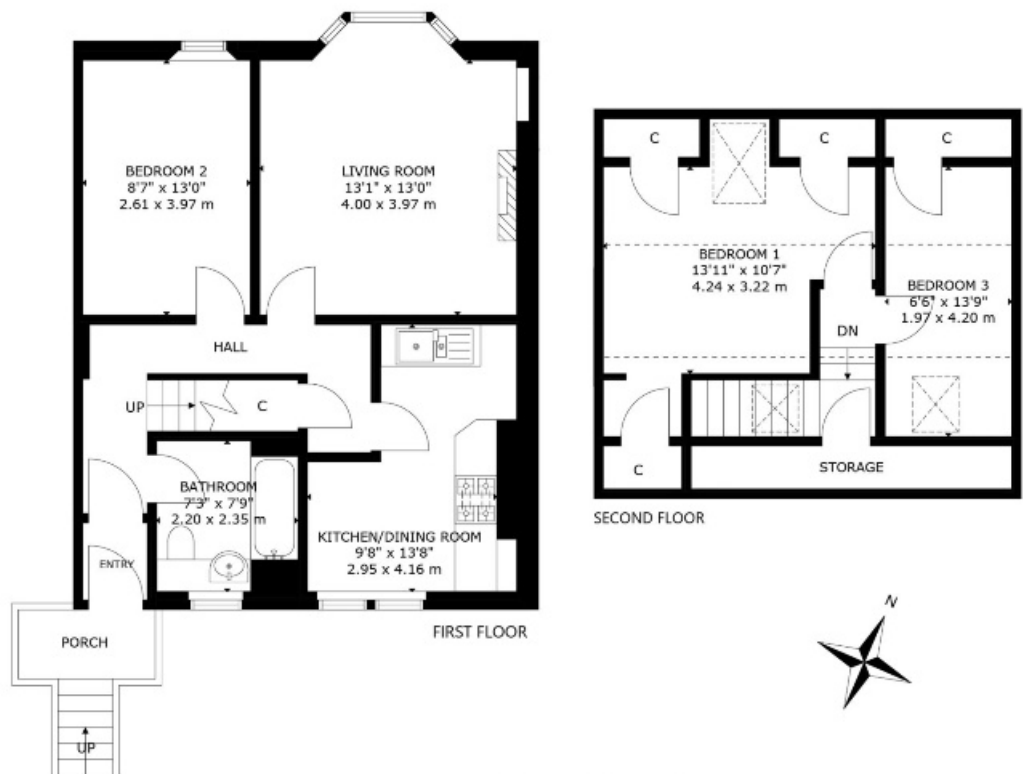
### Home Report

The property is valued at £250,000 and the Home Report is available via the ESPC link.

### Viewing

The property is valued at £250,000 and the Home Report is available via the ESPC link.





1301 INVERESK RD MUSSELBURGH EH21 7AY  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL 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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