

28 Mucklets Crescent Musselburgh, EH21 6SS

OFFERS OVER £245,000



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- Immaculate mid terraced villa
- Hall, livingroom, conservatory
- Modern fitted kitchen
- Three bedrooms
- Stylish, modern shower room
- Gas central heating and double glazing throughout
- Well maintained gardens to front and rear. Resident's free permit parking
- EPC Band C, Council tax band C

Description

This is a well proportioned (83sq m) mid terraced villa in a cul de sac setting within this popular residential development close to the railway station and QMU. The property is in excellent decorative order and benefits from gas central heating via a combi boiler and double glazing throughout. The generous accommodation comprises at ground floor level, a welcoming entrance hall with storage cupboard, spacious rear facing livingroom with bi-fold door leading to the sunny south facing conservatory which in turn has French doors to the garden and a front facing, modern fitted kitchen with integrated appliance. Upstairs there are two good sized double bedrooms, a single bedroom and a stylish, fully part tiled shower room with modern two piece white suite, a glazed shower cabinet with electric shower and a deep over stair storage cupboard.





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 generous landscaped front garden which has a paved seating area and is pebbled with a variety of plants, shrubs and trees. The larger enclosed rear garden has been paved for ease of maintenance with a small flower bed. There is free resident's permit parking available on street to the front of the property.

Extras

All the fitted floor coverings, blinds, electric hob, oven, cooker hood fridge, freezer and automatic washing machine are to be included within the sale price.

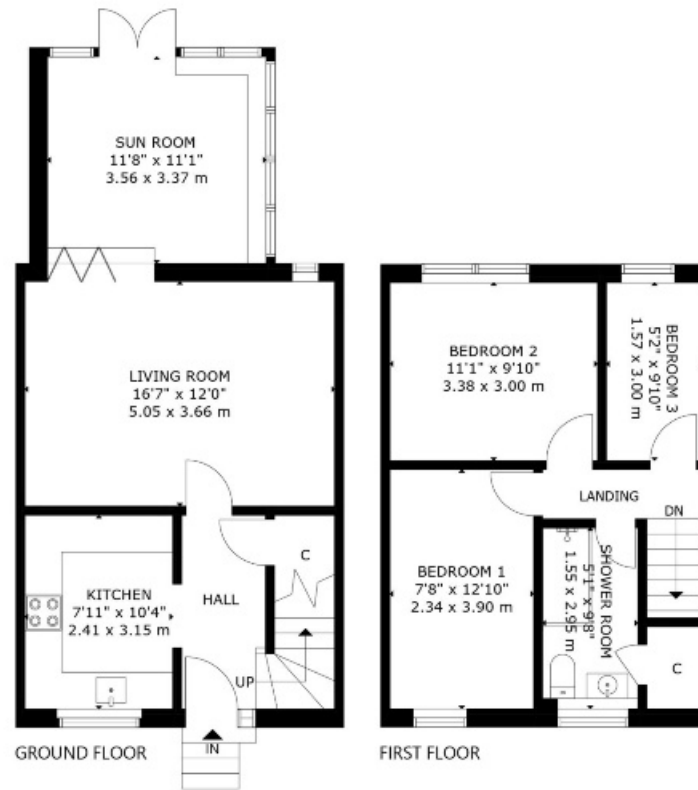
Home Report

The property has been valued by a surveyor at £250,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone Agents on 0131 665 3131





28 MUCKLETS CRESCENT MUSSELBURGH EH21 6SS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 917 SQ FT / 86 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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