

5 Whitehill Farm Road Musselburgh, EH21 6PD

OFFERS OVER £185,000



drummondmiller



- End terraced chalet style villa, requiring modernisation
- Entrance hall, Sittingroom
- Modern fitted kitchen/diningroom
- Two double bedrooms, both with storage
- Part tiled bathroom
- Electric storage heating & double glazing
- Gardens to front and rear. On street parking
- EPC Band F, Council tax band C

Description

This is a well proportioned, (79sq m) end terraced chalet style villa located within this popular residential development close to the railway station and QMU. The property now requires some modernisation and upgrading and benefits from electric storage heating and double glazing throughout. The generous accommodation comprises at ground floor level, a welcoming entrance hall, spacious front facing livingroom with large picture window, fitted kitchen/diningroom with appliances. Upstairs there are two good sized double bedrooms, both with fitted storage and finally a fully tiled bathroom with three piece suite and 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, 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 paved front garden with a path leading around the house to the larger rear garden which has been monoblocked, there is an external storage cupboard and a gate to the rear. On street parking is available in the surrounding streets.

Extras

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

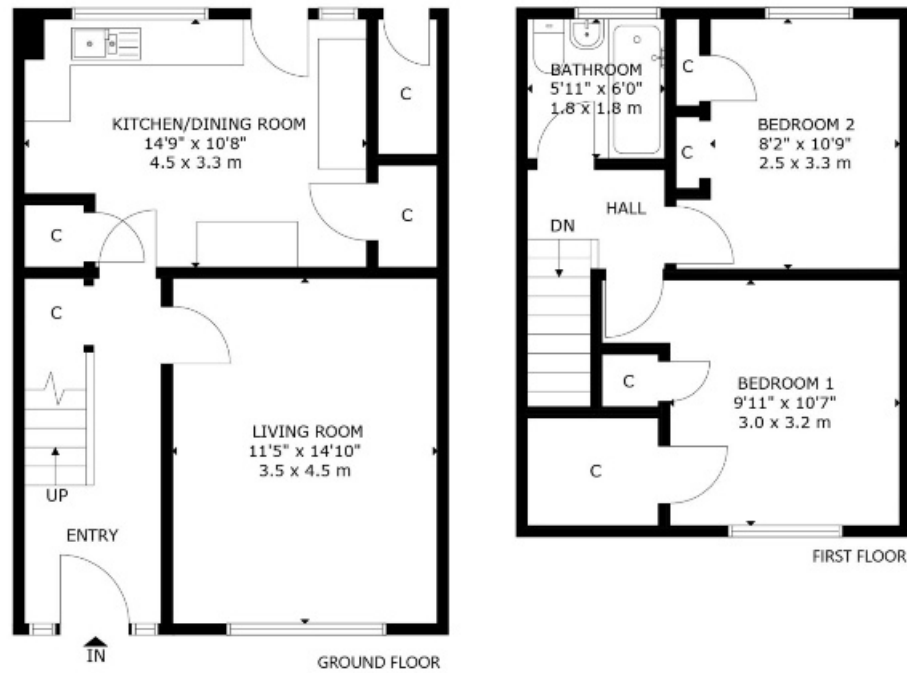
Home Report

By appointment telephone Agents on 0131 665 3131

Viewing

The property has been valued by a surveyor at £190,000 and the Home Report can be downloaded via the ESPC website.





5 WHITEHALL FARM ROAD, MUSSELBURGH, EH21 6PD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 811 SQ FT / 75 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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