

**56 Denholm Road  
Musselburgh, EH21 6TU**

OFFERS OVER £215,000



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- Modern semi detached villa
- Entrance hall, living room
- Modern fitted kitchen with appliances
- Two double bedrooms with fitted wardrobes
- Bathroom
- Gas central heating and double glazing
- Private front & rear gardens, paved driveway
- EPC Band D, Council tax band D

### Description

This is a modern semi detached villa (55sqm) enjoying a quiet and pleasant cul de sac setting which is close to the railway station, Queen Margaret University and the town centre. The property will suit a couple or single person seeking comfortable yet easily-maintained accommodation. The accommodation, now requires some modernisation but benefits from gas central heating and double glazing and comprises an entrance hall, front facing living room, modern fitted kitchen with appliances and door to the garden, two double bedrooms, both with mirror fronted fitted wardrobes and a fully tiled bathroom with three piece coloured suite including an electric shower and screen 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. 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. This historic 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 generous front garden with lawn and a paved driveway offering off street parking for a number of cars. The larger, fully enclosed rear garden has a paved patio, lawn, outside tap and wooden shed.

### Extras

All fitted floor coverings, curtains, blinds, integrated gas hob, oven, chimney style cooker hood, washing machine, fridge/freezer and wooden shed are included within the sale price.

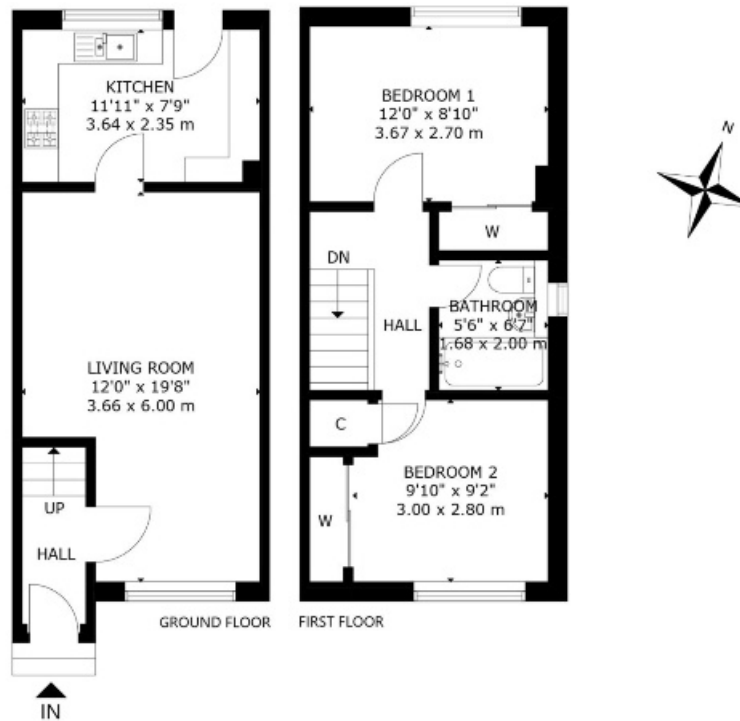
### Home Report

The property has been valued at £220,000 by a surveyor and the Home Report is available from the ESPC web site.

### Viewing

By appointment telephone Agents on 0131 665 3131.





56 DENHOLM RD, MUSSELBURGH, EH21 6TU.  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 692 SQ FT / 64 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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