

1/1 Chilton, Gracefield Court (off Fishers Wynd) Musselburgh, EH21 6LL

FIXED PRICE £159,950



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- First floor flat only a few minutes walk away from beach
- Tranquil courtyard setting near shops/bus routes
- Large lounge with box bay window
- Modern fitted kitchen/breakfastroom
- Two generous double bedrooms with wardrobes
- Stylish modern shower room
- Electric heating. Double glazing. Residents parking
- EPC Band C, Council tax band D

Description

Just a few minutes walk away from The Promenade and beach is this bright and spacious first floor flat (60m sq). It forms part of a tranquil 1980's courtyard development off Fishers Wynd and very close to North High Street along which excellent bus services operate. The accommodation comprises, hall with storage cupboard, spacious lounge with box bay window and feature fireplace and a separate modern fitted kitchen/breakfastroom with appliances. There are two generous double bedrooms (both with mirrored fronted fitted wardrobes) and a modern shower room with two piece white suite and separate shower cabinet with electric shower. In good decorative order throughout, the property benefits from electric heating and double glazed windows.





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 are landscaped communal grounds with residents parking spaces.

Extras

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

Factors

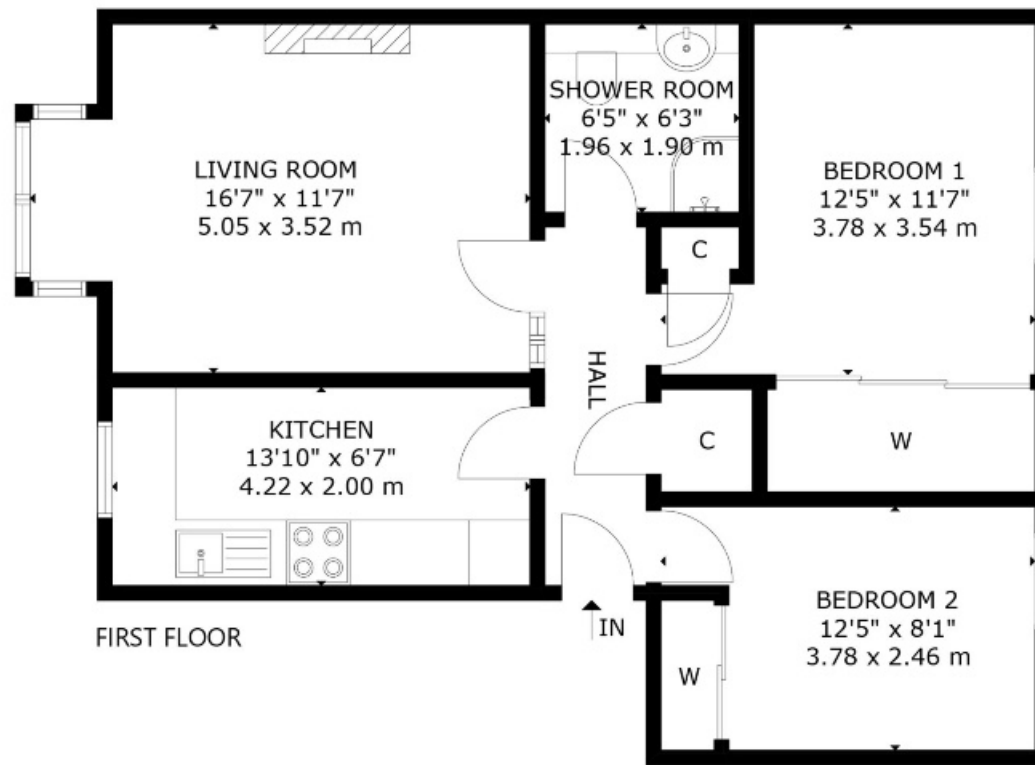
The development is factored by Charles White & Co with approximate charges of £1000 per annum which include block building insurance.

Home Report

The property has been valued at £165,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131



FIRST FLOOR

1/1 CHILTON, GRACEFIELD COURT, MUSSELBURGH EH21 6LL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 651 SQ FT / 60 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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