

62 Mayfield Crescent Musselburgh, EH21 6HB

OFFERS OVER £225,000



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- Semi detached chalet style villa
- Hall, front facing livingroom
- Modern fitted kitchen
- Three double bedrooms
- Modern shower room
- Electric storage heating and double glazing throughout
- Well maintained gardens to front and rear. On street parking
- EPC Band G, Council tax band D

Description

This is a well proportioned (86sq m) semi detached chalet style villa located within this popular residential development close to the railway station and QMU. The property requires some redecoration and benefits from electric storage heating and double glazing throughout. The generous accommodation comprises at ground floor level, a welcoming entrance hall with deep storage cupboard, spacious front facing livingroom with large picture window and electric fire set within an attractive surround, rear facing fitted kitchen with appliances and door to the rear garden, a double bedroom and a stylish, part tiled shower room with modern two piece suite and shower cabinet. Upstairs there are two good sized double bedrooms, both with excellent storage.





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 front garden which has been paved for ease of maintenance. The larger enclosed rear garden has also been paved and pebbled for ease of maintenance with a flower bed containing a variety of plants and shrubs as well as a wooden shed, outside tap and a gate to the side. There is free on street parking available to the front of the property.

Extras

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

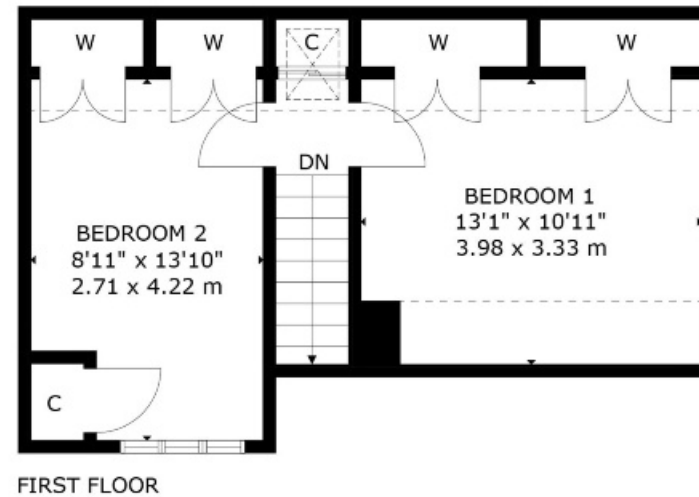
Home Report

The property has been valued by a surveyor at £230,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone Agents on 0131 665 3131





62 MAYFIELD CRESCENT MUSSELBURGH EH21 6HB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,244 SQ FT / 209 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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