

**7a Newbigging
Musselburgh, EH21 7AJ**

OFFERS OVER £150,000



drummondmiller



- Generous ground floor flat in central location
- One of six in a block
- Hall, spacious livingroom, fitted kitchen
- Two generous double bedrooms
- Modern wetroom
- Enclosed private gardens to front and rear. On street parking
- Gas central heating. Double glazing
- EPC Band D, Council tax band B

Description

This is a bright and spacious ground floor flat (67m sq) forming part of a 1950's six in a block just off Musselburgh's High Street with good local shopping and schooling on the doorstep. In good decorative order, the property benefits from gas central heating and double glazed windows throughout. The accommodation comprises, shared entrance and stair, hall with three storage cupboards, front facing lounge with gas fire, rear facing modern fitted kitchen with appliances, two double bedrooms, both with excellent fitted storage and a modern panelled wetroom with two piece white suite and electric shower.





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 an enclosed, private front garden which has been paved and has a flower border. The larger rear garden has a lawn and wooden shed. There is unrestricted on street parking available to the front.

Extras

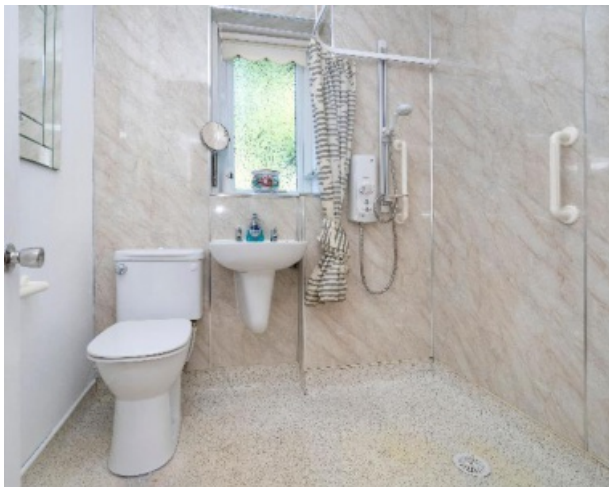
All the fitted floor coverings, curtains, gas cooker, fridge/freezer, automatic washing machine and wooden shed are included within the sale price.

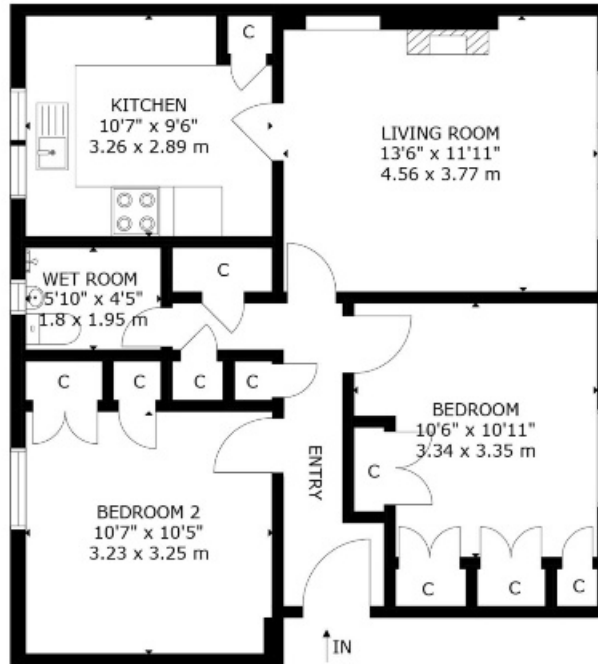
Home Report

The property has been valued at £155,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

7A NEWBIGGING MUSSELBURGH EH21 7AJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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