

# 2 Eskmill Villas, Station Road Musselburgh, EH21 7PG

FIXED PRICE £330,000



drummondmiller





- Rarely available double upper flat overlooking the River Esk
- In excellent decorative order throughout with many original features
- Livingroom, diningroom, fitted kitchen
- Four bedrooms and study
- Bathroom and WC
- Gas central heating and partial double glazing
- Private gardens to front and rear. On street parking to front
- EPC Band E, Council tax band C

### Description

Spacious double upper villa built in approximately 1820, with a tranquil setting overlooking the River Esk and within easy reach of the town centre and lovely East Lothian coastline. The property, all in excellent decorative order, has a wealth of original features and comprises, at first floor level, an entrance hall, front facing livingroom with ornate cornice and feature fireplace, front facing sittingroom or bedroom 4 with a study/library off, rear facing diningroom with fitted wall and base units and plumbed for an automatic washing machine, open plan to the fitted kitchen with appliances and door the rear garden, a rear facing bedroom and finally, the rear facing fully tiled bathroom with three piece white suite including a shower and screen over the bath. On the top floor is the generous master bedroom with lovely views over the river and velux windows to the rear, a second large double bedroom again with views, velux windows and fitted wardrobes and finally, an internal part tiled WC with two piece white suite.







### 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, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and 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 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 small, private front garden which has paved and pebbled seating area with flower beds comprising a variety of plants and shrubs. To the rear is a gated courtyard which has been paved and chipped for ease of maintenance and offers a lovely shaded seating area. There is unrestricted on street parking available to the front of the property.

### Extras

The sale price includes all the fitted floor coverings, curtains, blinds, gas cooker, fridge, automatic washing machine and tumble dryer.

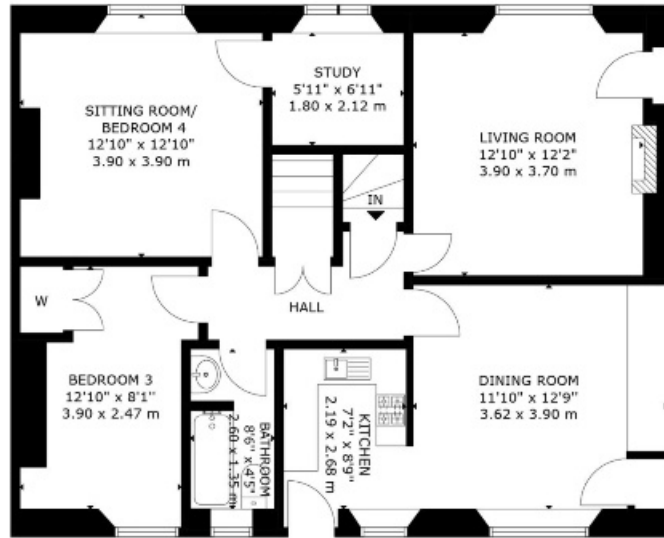
### Home Report

The property has been valued at £330,000 and the Home Report is available from the ESPC web site.

### Viewing

By appointment with the Agent 0131 665 3131.





FIRST FLOOR



SECOND FLOOR

2 ESMILL VILLAS, STATION ROAD, MUSSELBURGH, EH21 7G  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,426 SQ FT / 132 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
Copyright © Nest Marketing  
[www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
01506 0131 0131 0141 0131  
655 034 663 9568 229 3399 332 0086 665 3131

Call us on 0131 229 3399 or  
email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)

