

# 39 Galt Road Musselburgh, EH21 8DZ

OFFERS OVER £180,000



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- Generously proportioned mid terraced villa
- Now requiring modernisation
- Lounge with gas fire, modern fitted kitchen
- Three good sized double bedrooms
- Wet room
- Gas central heating and double glazing
- Private gardens to front and rear, on street parking
- EPC Band C, Council tax band C

### Description

This is a well proportioned (90m sq) mid terraced villa offering generous accommodation with a bright open outlook across open fields to the front. The property benefits from gas central heating and double glazing. The accommodation comprises an entrance hall with understair storage, front facing lounge with gas fire, fitted kitchen with door to garden, three good sized double bedrooms with generous storage and a ground floor 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 a front garden with lawn and established borders containing a variety of plants shrubs and trees. The larger rear garden is enclosed and has a lawn, wooden deck and wooden shed as well as a gate to the rear. There is ample unrestricted on street parking available to the front of the property.

### Extras

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

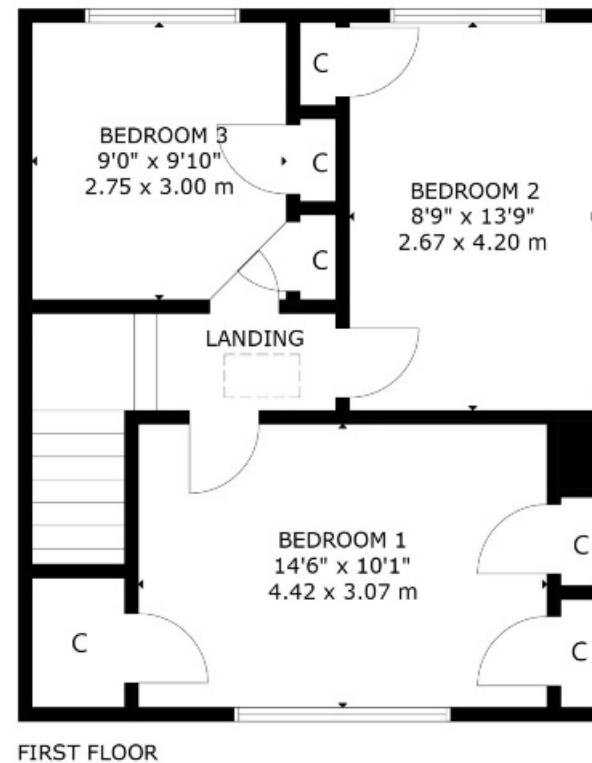
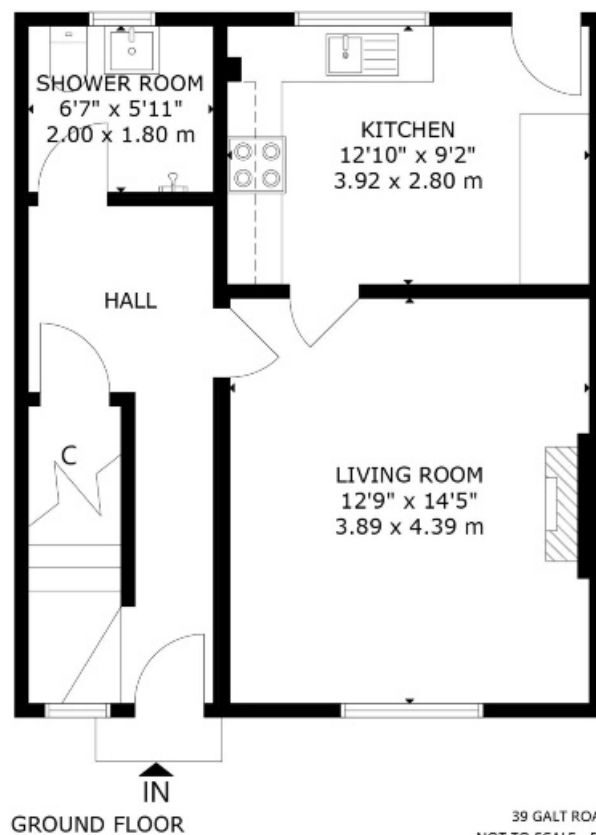
### Home Report

The property has been valued at £185,000 and the Home Report can be downloaded via the ESPC link.

### Viewing

By appointment via Agents telephone 0131 665 3131





39 GALT ROAD, MUSSELBURGH, EH21 8DZ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 968 SQ FT / 90 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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