

**114 Pinkie Road
Musselburgh, EH21 7QR**

OFFERS OVER £205,000



drummondmiller



- Generously proportioned mid terraced villa
- In excellent decorative order throughout
- Hall, livingroom
- Modern fitted kitchen, large conservatory
- Two generous double bedrooms, both with fitted wardrobes
- Modern fully tiled bathroom
- Gas central heating. Double glazing. Gardens and driveway
- EPC Band C, Council tax band C

Description

This is a bright and generously proportioned mid terraced villa (94m sq) within a mature and popular residential estate. In excellent decorative order throughout, the property benefits from gas central heating and double glazed windows. The accommodation comprises, entrance hall, front facing livingroom with gas fire set in an attractive surround, rear facing modern fitted kitchen with integrated appliances, a large conservatory with under floor heating and French doors to the garden, two double bedrooms, both with fitted wardrobes and modern fully tiled suite including an electric shower, curtain and rail over the bath.





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 monobloc driveway to the front with pebbled borders containing a variety of plants and shrubs. The larger, beautifully maintained, fully enclosed rear garden has a lawn, wooden decking, wooden shed and a gate to the rear lane which give access to the garden.

Extras

All the fitted floor coverings, blinds, integrated Neff electric hob, oven, cooker hood, fridge/freezer, dishwasher, large bathroom cabinet and wooden shed are included within the sale price. Some items of furniture may be available via separate negotiation.

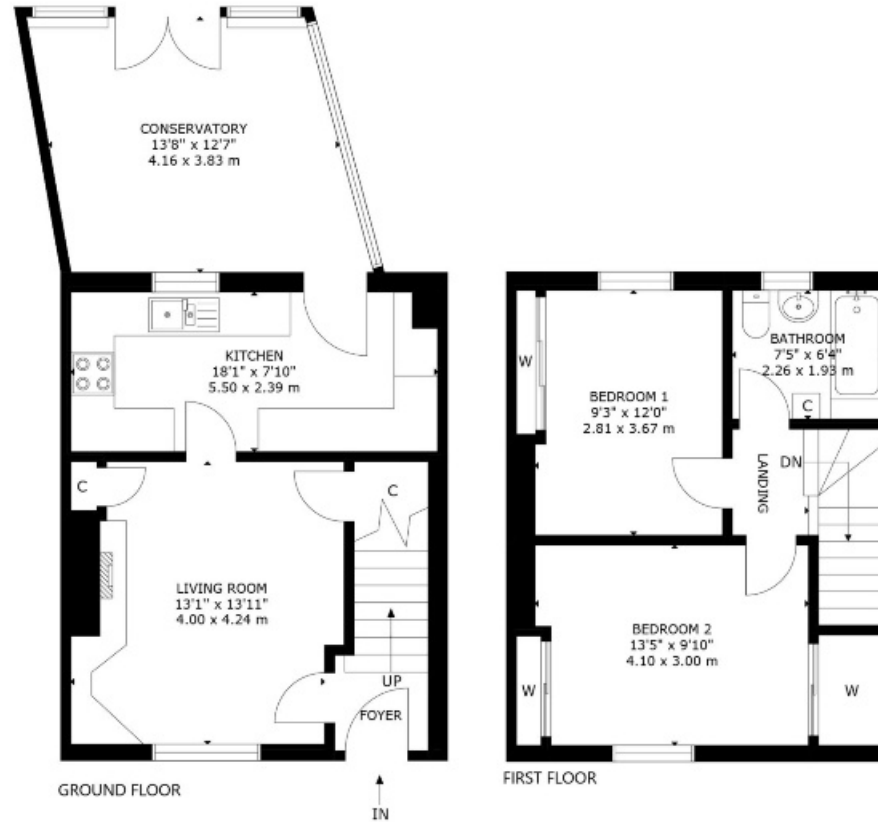
Home Report

The property has been valued at £210,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

FIRST FLOOR

114 PINKIE ROAD, MUSSELBURGH, EH21 7QR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 993 SQ FT / 91 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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