

**10 Mucklets Drive
Musselburgh, EH21 6HU**

OFFERS OVER £245,000



drummondmiller



- Semi detached chalet style villa
- Hall, front facing livingroom
- Kitchen/diningroom
- Three double bedrooms
- Modern wet room
- Gas central heating and double glazing throughout
- Well maintained gardens to front, side and rear. On street parking
- EPC Band D, Council tax band D

Description

This is a well proportioned (87sq m) semi detached chalet style villa located within this popular residential cul de sac close to the railway station and QMU. The property requires some modernisation but benefits from gas central heating and double glazing throughout. The generous accommodation comprises at ground floor level, a welcoming entrance hall with storage cupboard, spacious dual aspect livingroom with electric fire set within an attractive surround with marble hearth, rear facing kitchen with appliances and door to the rear garden, a double bedroom and a modern fully panelled wetroom with two piece white suite and electric shower. 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 two flower beds both with a variety of shrubs and plants. The enclosed rear garden is fully paved with a brick built coal shed, metal shed and gate to the rear access pathway. The side garden has a lawn and flower border. There is ample unrestricted on street parking to the front of the property.

Extras

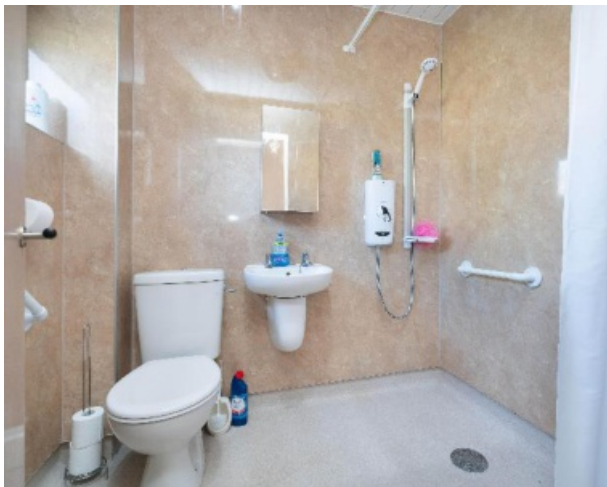
All the fitted floor coverings, blinds, curtains, electric cooker, automatic washing machine, fridge/freezer and shed are to be included within the sale price.

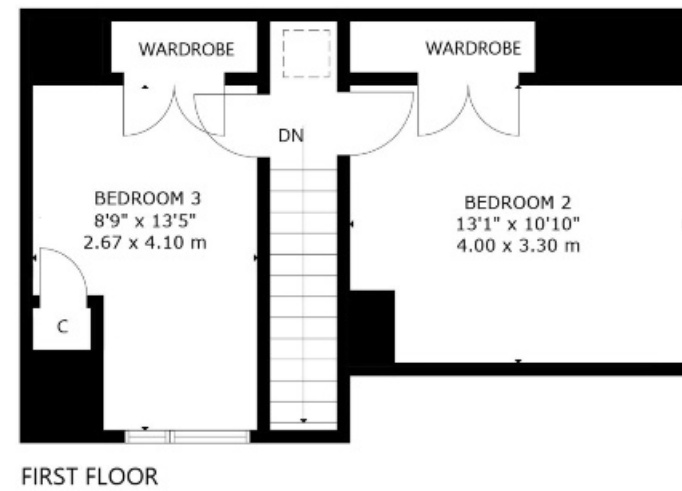
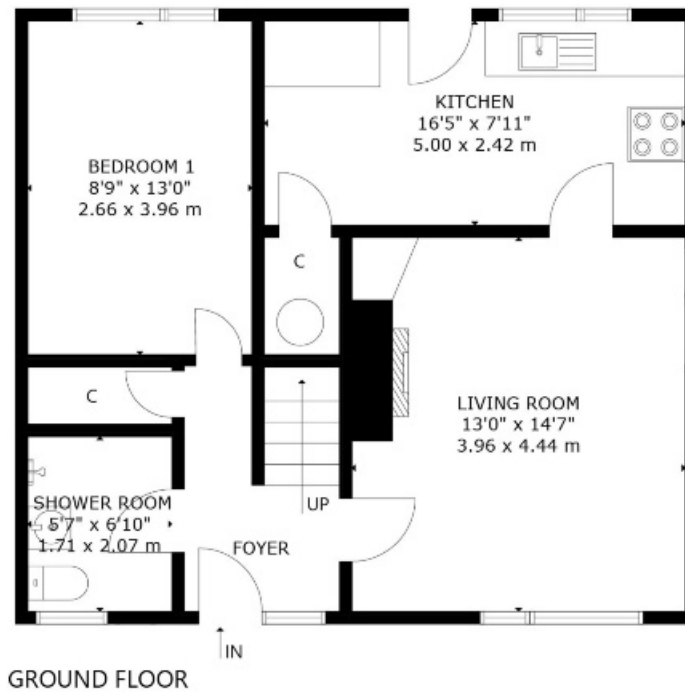
Home Report

The property has been valued by a surveyor at £250,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone Agents on 0131 665 3131





10 MUCKLETS DRIVE, MUSSELBURGH, EH21 6HU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 925 SQ FT / 86 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

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

Call us on **0131 229 3399** or
email sales@dm-property.com
dm-property.com



drummondmiller