

**46 Pinkie Avenue
Musselburgh, EH21 7NL**

OFFERS OVER £170,000



drummondmiller



- Generously proportioned upper flat
- Entrance vestibule, hall with storage
- Livingroom, fitted kitchen breakfastroom
- Three double bedrooms
- Fully tiled shower room
- Gas central heating and double glazing
- Private side & rear gardens. On street parking
- EPC Band D, Council tax band B

Description

This is a bright, generously proportioned (89m sq) main door upper villa in good decorative order throughout. The property benefits from gas central heating, double glazing and a large attic offering potential for conversion subject to relevant planning consents and permissions. The accommodation comprises an entrance vestibule, hall with storage cupboards, front facing lounge with gas fire in attractive surround, fitted kitchen/breakfastroom with appliances and space for a dining table, three double bedrooms, all with storage cupboards and a fully tiled shower room with two piece white suite and walk in shower cabinet with 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. 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. This historic 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 garden to the side of the property which leads to the larger rear garden which has a paved patio, lawn and is surrounded by hedging. There is an external understair storage cupboard.

Extras

All fitted floor coverings, blinds, chimney style cooker hood, and dishwasher are included within the sale price.

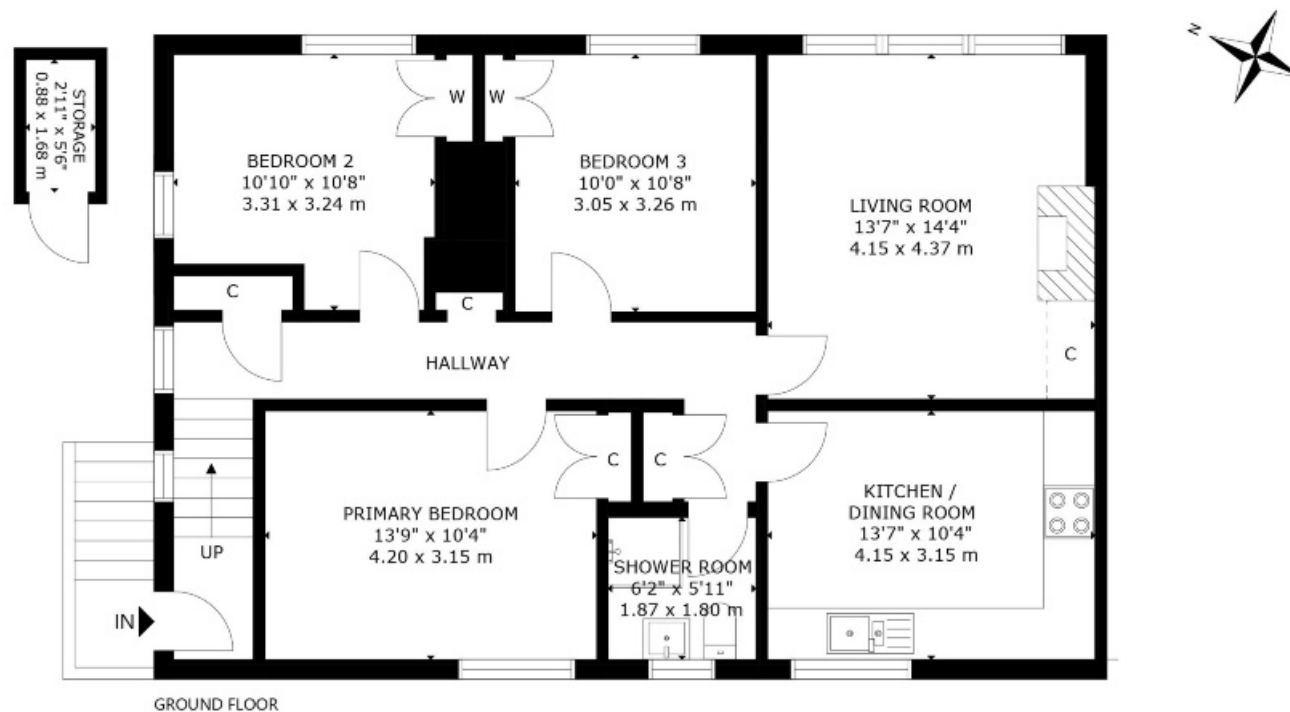
Home Report

The property has been valued at £175,000 by a surveyor and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131.





46 PINKIE AVENUE MUSSELBURGH EH21 7NL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 964 SQ FT / 90 SQ M
 STORAGE 16 SQ FT / 1 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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