

**32 Grove Street
Musselburgh, EH21 7JX**

OFFERS OVER £240,000



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- Extended end terraced villa
- Livingroom, diningroom
- Modern fitted kitchen/breakfastroom
- Three bedrooms
- Stylish shower room with modern white suite
- Gas central heating, double glazing
- Well maintained gardens to front and rear. Allocated parking space
- EPC Band C, Council tax band D

Description

This is an extended, well proportioned (74m sq) end terraced villa situated within a popular, sought after modern estate. The property benefits from gas central heating and double glazing. The accommodation, all in good decorative order comprises entrance vestibule, front facing lounge with electric fire and open staircase, archway to the diningroom with French doors to the modern fitted kitchen/breakfastroom with appliances included. Upstairs is a landing with hatch to the attic, two double bedrooms, both with storage, a single bedroom and a stylish shower room with modern white suite including a separate shower cabinet.





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 well maintained garden to the front of the property which has been pebbled for ease of maintenance with flower beds and a path leading to the larger, gated, enclosed garden which has a paved patio, lawn, flower beds and borders, outside tap and a large wooden shed.

Extras

All the fitted floor coverings, blinds, range style 8 ring gas cooker, cooker hood and wooden shed are included within the sale price.

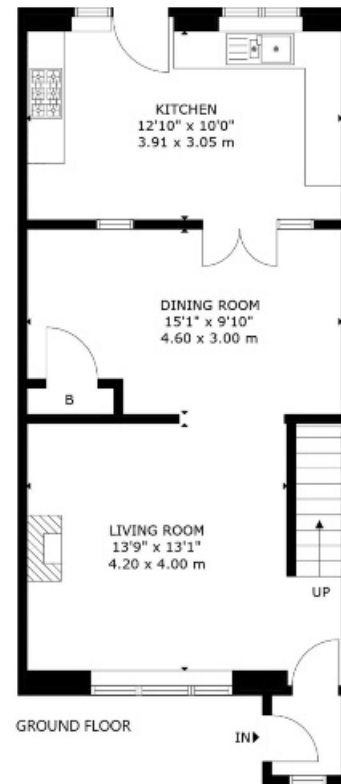
Home Report

The property has been valued at £245,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





32 GROVE STREET MUSSELBURGH EH21 7JX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 974 SQ FT / 90 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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