

# 5 Windsor Park Place Musselburgh, EH21 7QG

OFFERS OVER £200,000



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- Generously proportioned main door upper flat
- Entrance vestibule, upper hall with storage
- Livingroom, modern fitted kitchen with balcony
- Three double bedrooms
- Modern shower room
- Gas central heating and double glazing
- Large private side garden. On street parking
- EPC Band D, Council tax band C

### Description

This is a bright, generously proportioned (101m sq) main door upper villa in good decorative order throughout. The property, built in the 1930's, benefits from gas central heating, double glazing and a large attic with potential for conversion subject to the relevant local authority permissions. The accommodation comprises an entrance vestibule, upper hall with storage cupboard which could be used as a study, front facing lounge with gas fire in attractive surround, modern fitted kitchen with integrated appliances and door to balcony, three double bedrooms, two with storage cupboards and a modern part panelled shower room with two piece white suite and large walk in 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. 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.

### Extras

All fitted floor coverings, curtains, integrated gas hob, oven, chimney style cooker hood, automatic washing machine, fridge/freezer, dishwasher and two wooden sheds are included within the sale price.

### Garden and Parking

There is a large, enclosed garden to the side of the property with wooden decking, wooden pergola, lawn, rotary dryer and two wooden sheds. There is ample unrestricted on street parking to the front of the property.

### Valuation

The property has been valued at £205,000 by a surveyor and the Home Report is available from the ESPC web site.

### Viewing

By appointment telephone Agents on 0131 665 3131.





5 WINDSOR PARK PLACE MUSSELBURGH EH21 7QG  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,047 SQ FT / 97 SQ M  
 BALCONY 37 SQ FT / 3 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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