

31 Kerr's Wynd Musselburgh, EH21 7RB

FIXED PRICE £180,000



drummondmiller



- Traditional main door ground flat in central location
- In good decorative order
- Hall, living room with boxroom/study off
- Modern fitted kitchen with appliances
- Two generous double bedrooms
- Fully tiled modern shower room
- Gas central heating. Communal rear garden. Unrestricted on street parking
- EPC Band D, Council tax band C

Description

This is a spacious, main door ground floor flat (80m sq) forming part of a traditional stone built tenement close to the High Street. In good decorative order, the property benefits from gas central heating and many original features including cornicing. The accommodation comprises, L-shaped hall, front facing living room with boxroom/study off, fitted kitchen with appliances, two generous double bedrooms, one with fitted wardrobes and a modern fully tiled shower room with two piece white suite, walk in shower with electric shower, curtain and rail.





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 communal garden to the rear of the property with unrestricted on street parking available in the surrounding streets.

Extras

All the fitted floor coverings, integrated electric hob, oven and cooker hood are included within the sale price.

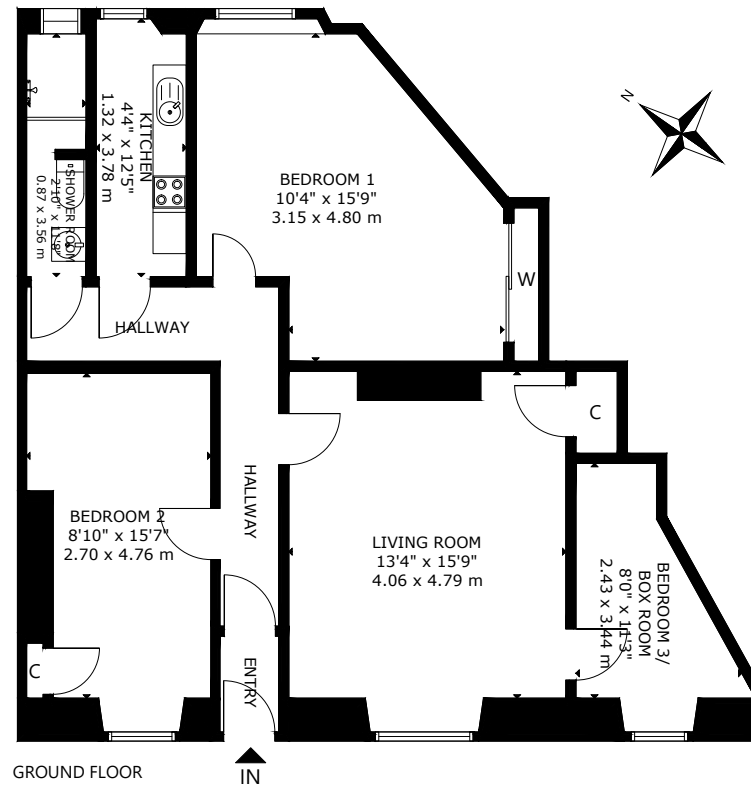
Home Report

The property has been valued at £185,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





31 KERR'S WYND MUSSELBURGH EH21 7RB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 867 SQ FT / 81 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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