

15 Park View Musselburgh, EH21 7HT

OFFERS OVER £320,000



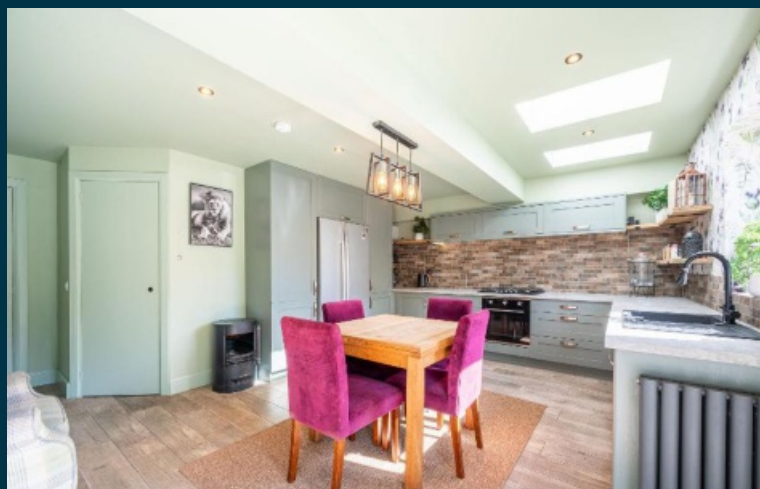
drummondmiller



- Well proportioned, extended end terraced villa
- In true “move in” decorative order
- Hall with WC, Livingroom
- Extended modern fitted kitchen/dining room with French doors
- Four bedrooms, one en suite and family bathroom with shower
- Gas central heating, double glazing
- Gardens to front & rear. Integrated bike garage
- EPC Band C, Council tax band E

Description

This is a well proportioned (114m sq) and cleverly extended, end terraced villa within this popular residential area. The property is in true “move in” decorative order throughout and benefits from gas central heating and double glazing. The accommodation comprises reception hall with WC and storage, front facing livingroom with modern electric fire and timber mantle, extended modern fitted kitchen/diningroom with integrated appliances, a handy utility cupboard and French doors to the garden and finally, a double height bedroom with mezzanine and en suite shower room. Upstairs there are two double bedrooms, a single bedroom, all with fitted storage and finally, a stylish, fully tiled bathroom with modern three piece suite including a rainfall shower over the bath.





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, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and 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 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 well maintained, front garden which is monoblocked and prides off street parking for a number of cars and leads to the integrated bike garage with up and over front door, power and light. There is a larger enclosed, sunny South facing rear garden with lawn, patio with wooden pergola, flower beds, rotary dryer, gate to the side, tin shed and large wooden shed.

Extras

All the fitted floor coverings, curtains, blinds, integrated gas hob, oven, cooker hood, fridge/freezer, dishwasher, automatic washing machine, tumble dryer, tin shed and wooden shed are included within the sale price.

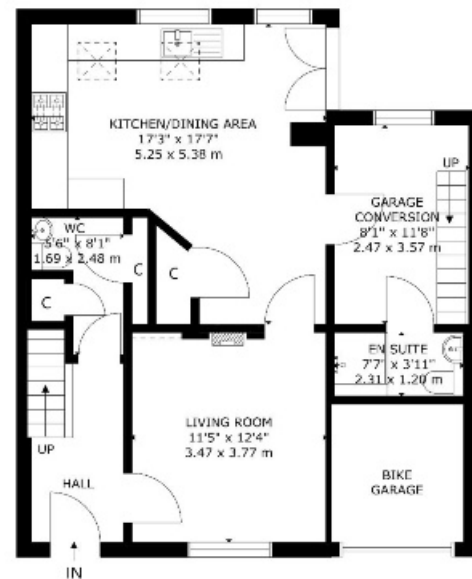
Home Report

The property is valued at £325,000 and the Home Report is available via the ESPC link.

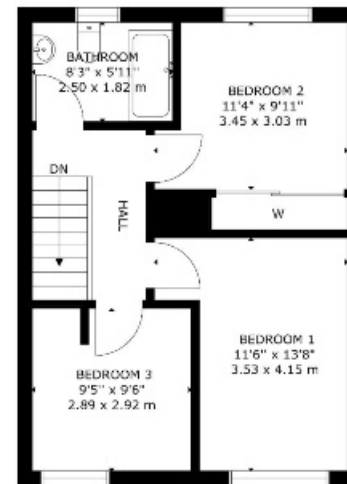
Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR



FIRST FLOOR



FIRST FLOOR
ABOVE GARAGE
CONVERSION



15 PARK VIEW, MUSSELBURGH, EH21 7HT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,156 SQ. FT. / 107 SQ. M
GARAGE CONVERSION 92 SQ. FT. / 9 SQ. M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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