

**47 Eskview Road
Musselburgh, EH21 6NZ**

OFFERS OVER £225,000



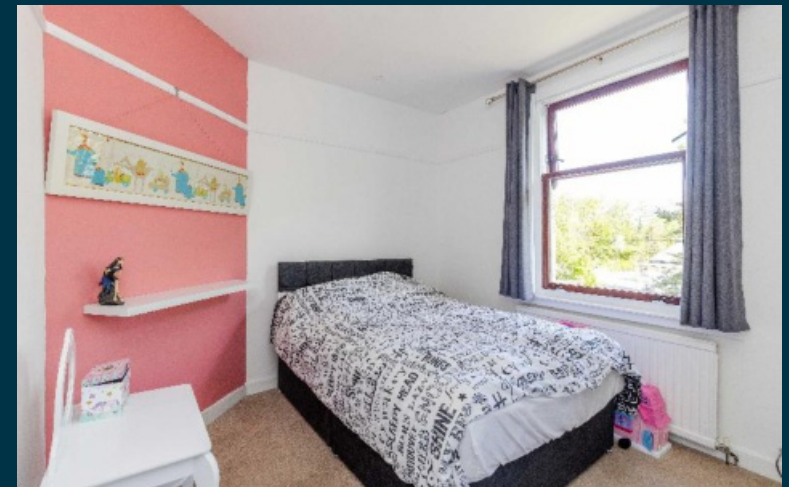
drummondmiller



- Bright, well proportioned, double upper flat
- In true “move in” decorative order
- Hall, livingroom, modern fitted kitchen/diner
- Three double bedrooms, master with en suite
- Stylish modern bathroom
- Gas central heating and double glazing
- Private gardens to rear. Driveway to side
- EPC Band C, Council tax band B

Description

This is a bright, well proportioned (100m sq) main door, double upper flat forming part of a traditional 4 in a block within this popular residential area. The property is in true “move in” decorative order throughout and has many appealing features including gas central heating and double glazing. The accommodation comprises, entrance vestibule with stairs to the upper hall with under stair storage cupboard, spacious front facing livingroom with storage, modern fitted kitchen/diner with appliances, two generous double bedrooms and a rear facing part panelled bathroom with three piece white suite with shower and screen over the bath. Upstairs is the spacious master bedroom with four dual aspect velux windows, extensive fitted wardrobes, eaves storage and a modern shower room with twin wash hand basins within a vanity unit, walk in shower and WC.





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 fully enclosed, large private garden to the rear with lawn, wooden decking, two raised wooden planters and two wooden sheds. There is a private paved driveway to the side of the property providing off street parking.

Extras

All the fitted floor coverings, blinds, integrated induction hob, oven, chimney style cooker hood, fridge/freezer, Ikea wardrobes and two wooden sheds are to be included within the sale price.

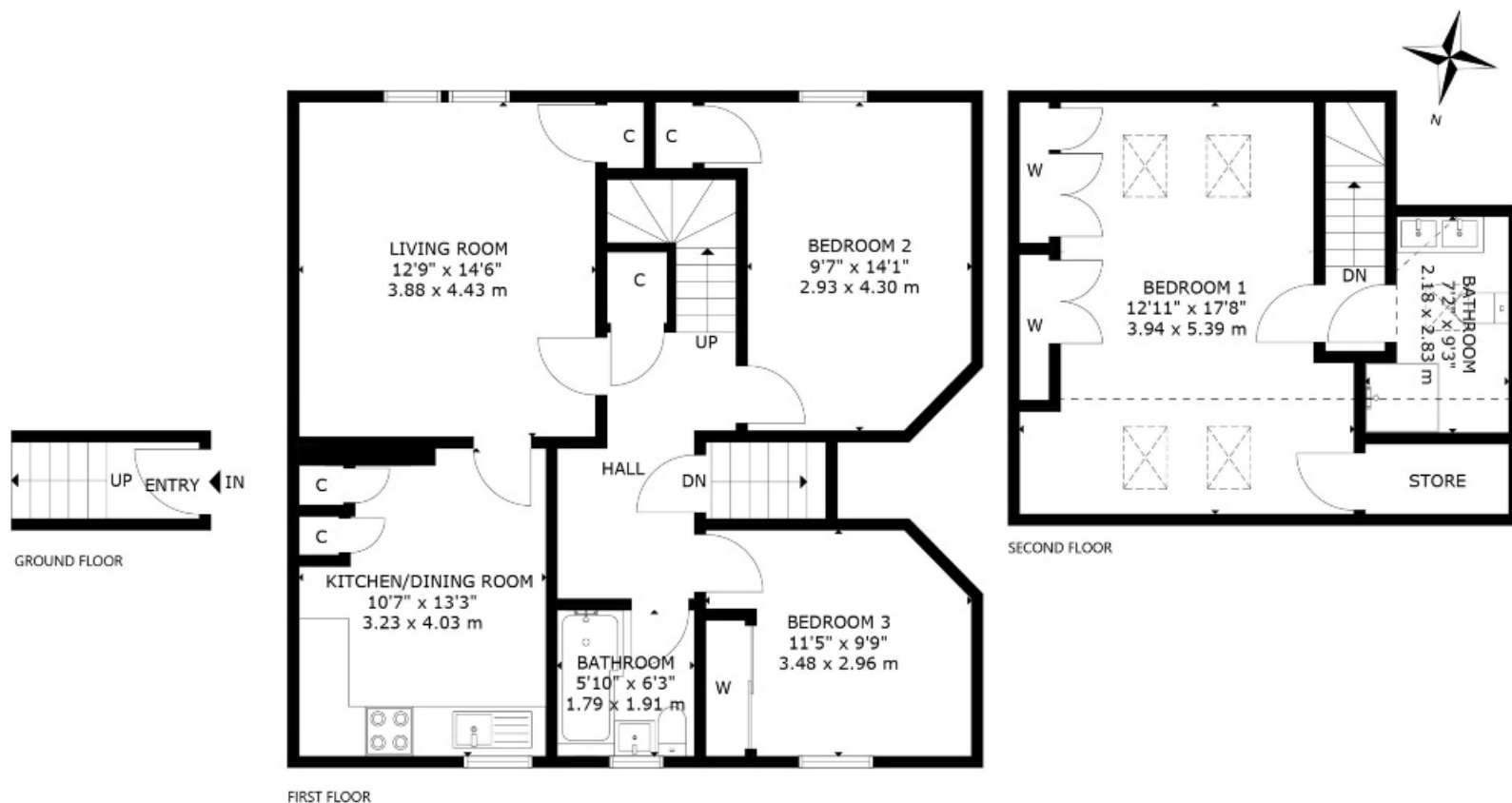
Home Report

The property has been valued by a surveyor at £230,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





47 ESKVIEW ROAD MUSSELBURGH EH21 6NZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 1,147 SQ FT / 106 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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