

108d High Street Musselburgh, EH21 7EA

OFFERS OVER £150,000



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- Fully modernised top flat within traditional stone tenement
- In true “move in” decorative order
- Entrance hall, living/dining/kitchen
- Two bedrooms, one with fitted wardrobes
- Stylish modern shower room
- Gas central heating and double glazing
- Residents car parking to the rear
- EPC Band C, Council tax band B

Description

This is a well proportioned, fully modernised top floor flat (54m sq) within a traditional stone built tenement located on the High Street with its wealth of facilities including shops, banks and restaurants. The recently refurbished accommodation benefits from gas central heating via a new combi boiler, newly installed double glazing and is in true “move in” decorative order. It comprises an entrance hall with storage, front facing living/dining room with open plan modern fitted kitchen with integrated appliances, two bedrooms, one with fitted wardrobes and a stylish, modern, fully tiled shower room with white two piece white suite and walk in glazed shower.





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.

Gardens & Parking

There is a resident's car park to the rear of the property which offers off street parking.

Extras

All fitted floor coverings, blinds, integrated induction hob, oven, cooker hood, automatic washing machine, fridge/freezer and dishwasher are included within the sale price.

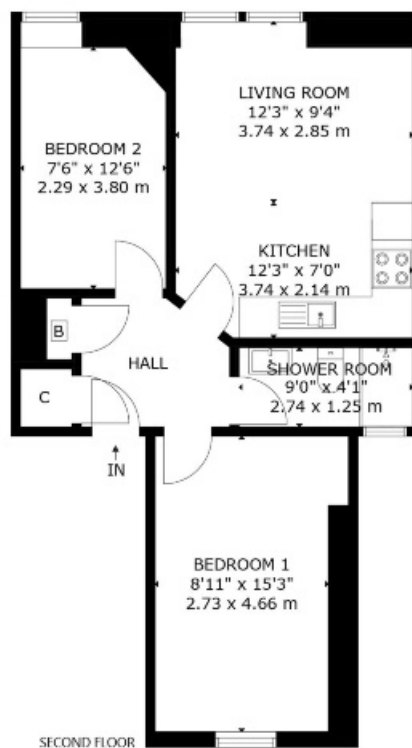
Home Report

The property has been valued at £155,000 by a surveyor and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131.





108D HIGH STREET, MUSSELBURGH, EH21 7EA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 565 SQ FT / 53 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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