

105b/8 Market Street Musselburgh, EH21 6PZ

OFFERS OVER £135,000



drummondmiller



- Immaculate modern ground floor flat
- Hall, Living/diningroom
- Open plan fitted kitchen with appliances
- Double bedroom with storage
- Modern shower room
- Electric heating and double glazing
- South facing patio to the front. Communal drying area and allocated parking to rear
- EPC Band E, Council tax band C

Description

This is an immaculate, well proportioned (53m sq) ground floor flat forming part of a modern block within this popular residential area. The property is in true "move in" decorative order throughout and has many appealing features including electric heating, double glazing and a secure entry phone system. The accommodation comprises, entrance hall with three storage cupboards, front facing living/diningroom, open plan fitted John Lewis kitchen with appliances, rear facing double bedroom with storage and a modern fully tiled shower room with two piece white suite and separate shower cabinet with an electric 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. 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 small South facing patio to the front of the property and a residents car park to the rear with an allocated parking space and paved, communal drying area.

Extras

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

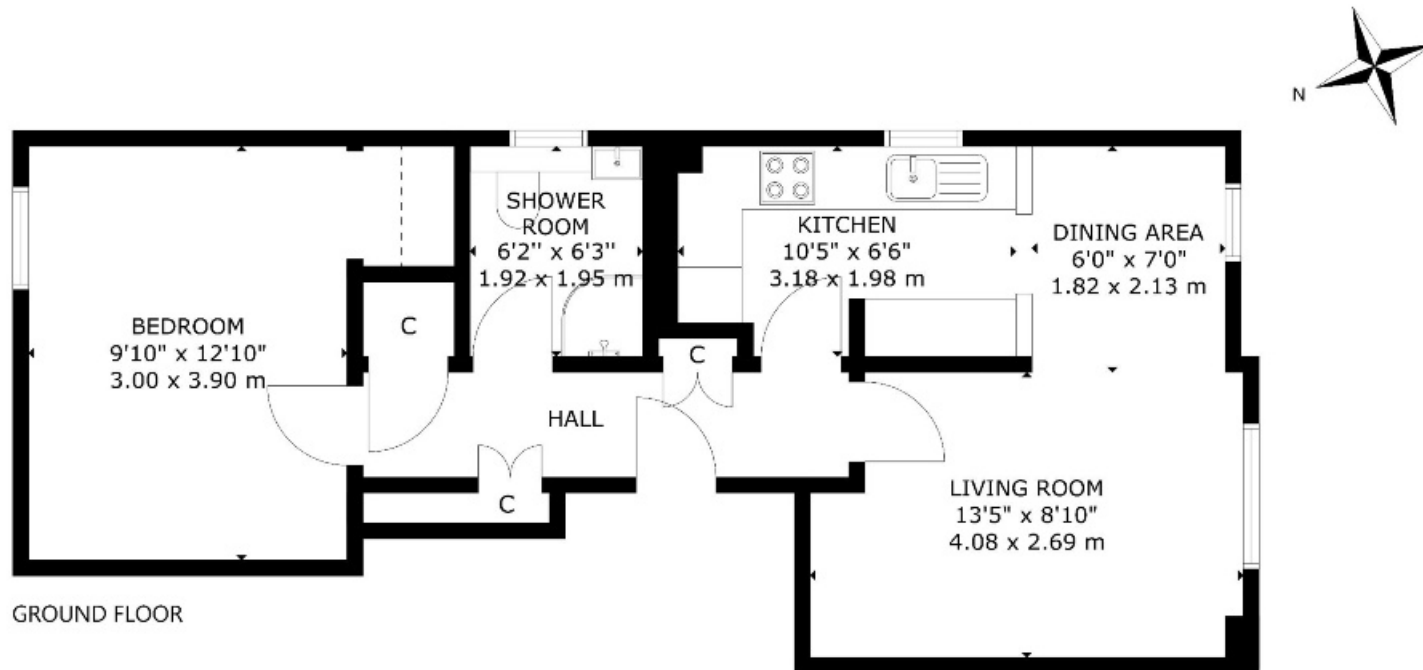
Home Report

The property has been valued by a surveyor at £140,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





105B/8 MARKET STREET, MUSSELBURGH, EH21 6PZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 487 SQ FT / 45 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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