

**19 Eskview Avenue
Musselburgh, EH21 6NR**

OFFERS OVER £190,000



drummondmiller



- Bright, well proportioned, main door, lower flat
- In true “move in” decorative order
- Hall, livingroom, modern fitted kitchen/breakfastroom
- Two double bedrooms
- Stylish modern bathroom
- Gas central heating and double glazing
- Private gardens to rear. On street parking
- EPC Band C, Council tax band B

Description

This is a bright, well proportioned (73m sq) main door, lower 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, hall with two storage cupboards, spacious front facing livingroom, modern fitted kitchen/breakfastroom with appliances, two generous double bedrooms and a stylish rear facing part panelled bathroom with three piece white suite including a shower and screen 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, 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 an enclosed front garden which is paved with raised brick planters containing established shrubs and fruit trees. The larger, West facing enclosed rear garden is also paved for ease of maintenance with established borders containing a variety of shrubs, plants and trees and there is a fully lined wooden shed/summerhouse.

Extras

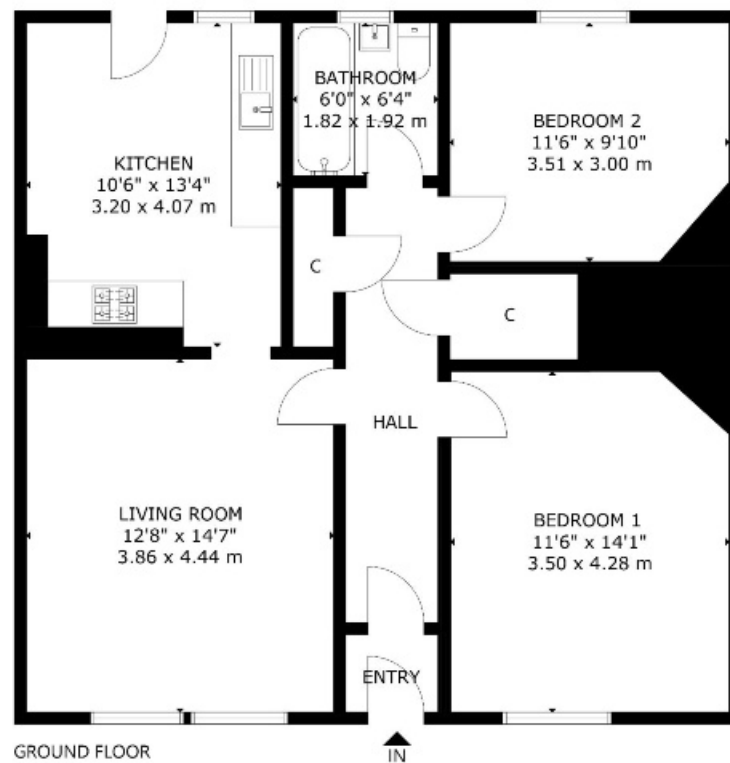
All the fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, fridge, freezer, automatic washing machine and wooden shed are to be included within the sale price.

Home Report

The property has been valued by a surveyor at £195,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131



19 ESKVIEW AVENUE, MUSSELBURGH, EH21 6NR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 823 SQ FT / 76 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh

01506 0131 0131 0141 0131
 655 034 663 9568 229 3399 332 0086 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
dm-property.com



drummondmiller