

24E High Street Musselburgh, EH21 7AG

OFFERS OVER £180,000



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- Fully modernised top flat within traditional stone tenement
- In true “move in” decorative order
- Entrance hall, livingroom/diningroom, modern fitted kitchen
- Two bedrooms, both with storage
- Stylish modern bathroom
- Gas central heating and single glazing
- Communal garden to the rear. On street parking
- EPC Band E, Council tax band B

Description

This is a well proportioned, fully modernised top floor flat (85m sq) within a traditional stone built tenement located on the High Street with its wealth of facilities including shops, banks and restaurants. The accommodation benefits from gas central heating, sash and case single glazed windows and is in true “move in” decorative order. It comprises an entrance hall with storage, front facing living/dining room with wood burning stove with attractive surround, modern fitted kitchen with appliances and skylight, two double bedrooms, both with storage and a stylish, modern, part tiled bathroom with white three piece white suite including a shower, curtain and rail 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. 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.

Extras

All fitted floor coverings, curtains, gas cooker and fridge/freezer are included within the sale price.

Garden and Parking

There is a well maintained communal garden located to the rear of the property with on street parking available nearby.

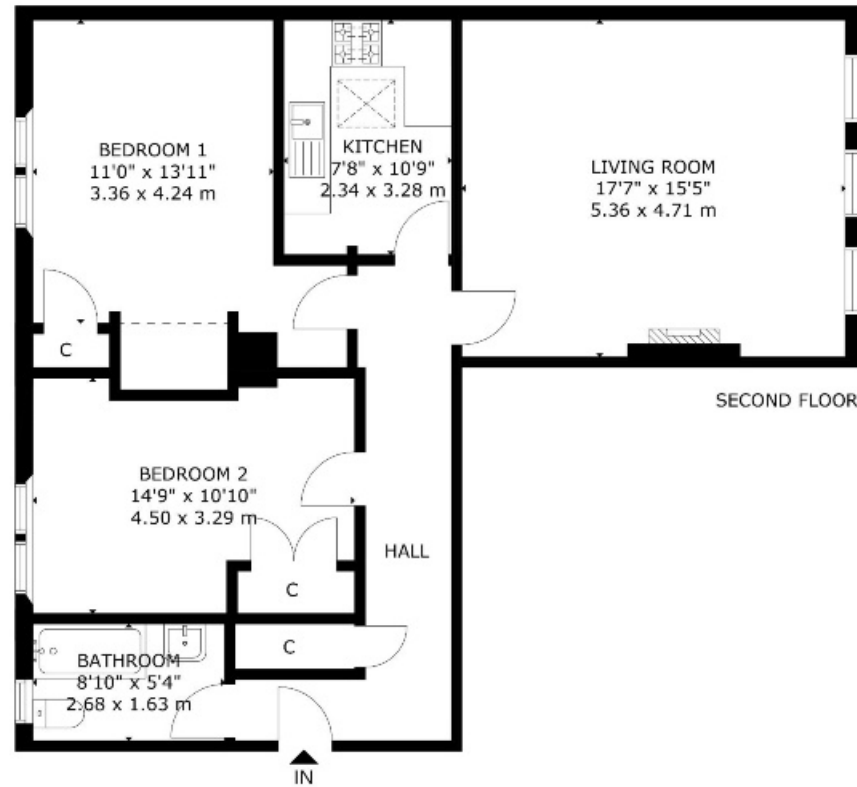
Valuation

The property has been valued at £185,000 by a surveyor and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131.





21E HIGH STREET MUSSELBURGH EH21 7AG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 914 SQ FT / 85 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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