

6 Mountjoy Terrace Musselburgh, EH21 6JR

OFFERS OVER £550,000



drummondmiller



- C Listed Victorian terraced villa with magnificent views
- Huge potential for full renovation but with many original features retained
- Sitting room, dining room, and kitchen
- Four bedrooms and two family shower rooms
- Enclosed gardens to both front and rear
- Extensive cellar, detached single garage and car port
- Superb location by the Musselburgh coast
- EPC D and Council Tax Band G

Description

6 Mountjoy Terrace is a rarely available stone built Victorian villa which enjoys a most sought after location overlooking Fisherrow Links and towards the Edinburgh skyline. The property is located on a 'no through' road and is bounded by Loretto playing fields to rear giving it an extremely peaceful position. Although now in need of some modernisation it boasts many period features throughout including ornate cornice work and high ceilings. The generously proportioned accommodation is arranged over two floors but also benefits from a full height cellar currently used for storage but with potential for conversion. The terrazzo tiled vestibule acts as an impressive entrance to the property and leads through to the large hall which is flooded with light from the above cupola. A delightful bay windowed sitting room is situated to front whilst there is a formal dining room to rear along with a kitchen off, there is also a large downstairs shower room. Upstairs there is a wonderful master bedroom with the most spectacular open views, plus three further bedrooms and a family shower room.





Garden and Parking

The property has a lovely, walled garden to front and a sizeable rear garden which is fully enclosed and predominantly paved for ease of maintenance. There is a detached single garage with an inspection pit, up and over door, covered car port and unrestricted on street parking to the front of the property.

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, swimming pool/sports centre and 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 within the town including 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

The fitted floor coverings, blinds, curtains, gas cooker, fridge/freezer and washing machine are included in the sale price.

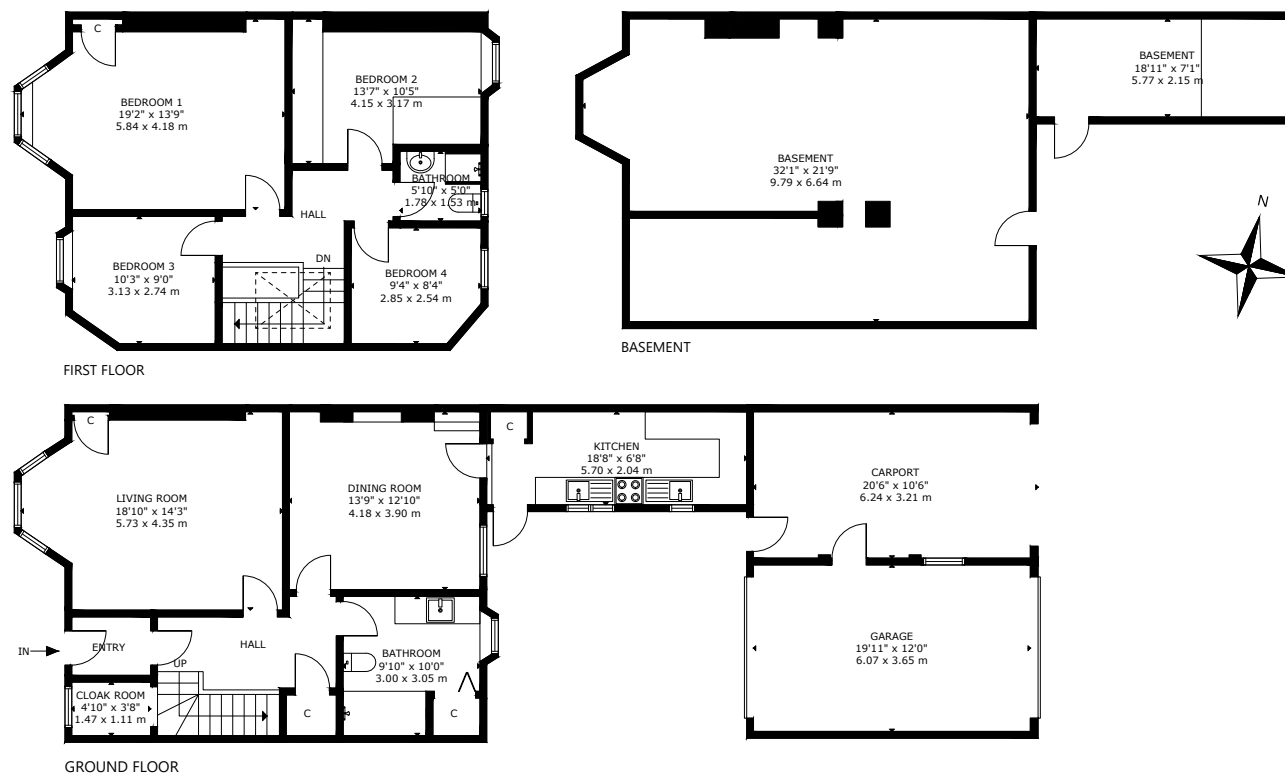
Home Report

The property has been valued at £570,000 and the Home Report is available via the ESPC website.

Viewing

Telephone Agents to book by appointment - 0131 665 3131.





6 MOUNTJOY TERRACE MUSSELBURGH EH21 6JR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 2,310 SQ FT / 215 SQ M
 GARAGE 238 SQ FT / 22 SQ M, CARPORT 216 SQ FT / 20 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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