

FIXED PRICE £170,000

83b Millhill

Musselburgh, EH21 7RP

drummondmiller
Solicitors & Estate Agents



- 2-bedroom upper villa in a convenient location
- Bright living room
- Separate fitted kitchen
- Two well-proportioned bedrooms
- Wet room
- In need of cosmetic upgrading – opportunity to modernise
- Great potential for first-time buyers or investors

Description

This well-proportioned 2-bedroom upper villa offers excellent potential for those looking to add their own stamp. The property comprises a bright living room, a separate fitted kitchen, two good-sized bedrooms, and a modern-style wet room.

While the home would benefit from some cosmetic upgrading, it provides generous accommodation, excellent natural light, and the chance to modernise to individual taste. Ideal for first-time buyers, downsizers, or investors seeking a property with scope to enhance.





Location

This popular historic town offers all the many benefits of a seaside location including a small harbour and delightful walkways. There is a vibrant High Street, a large Tesco supermarket, library, theatre, sports centre/swimming pool and High School. Musselburgh is also surrounded by unspoiled countryside and allows ready access to fast main roads. Major retail parks are readily accessible and there are excellent connections to Edinburgh's City Centre (6 miles) by bus and train.

Extras

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

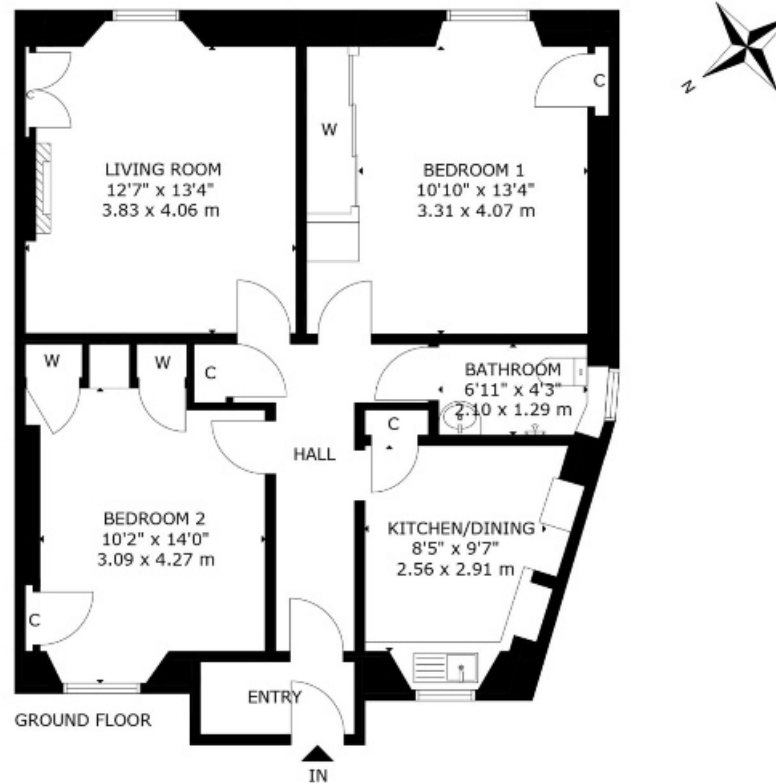
Home Report

The property is valued at £180,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.





83B MILLHILL MUSSELBURGH EH21 7RP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 798 SQ FT / 74 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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