

**130n Inveresk Road  
Musselburgh, EH21 7AY**

OFFERS OVER £235,000



drummondmiller





- Traditional, sandstone fronted double upper villa
- Livingroom with bay window
- Dining room, modern fitted kitchen with appliances
- Two double bedrooms, one with walk in wardrobe/study
- Stylish fully tiled bathroom, WC/utility
- Gas central heating, double glazing and many original features
- Private garden to rear. On street parking in surrounding streets
- EPC Band C, Council tax band D

### Description

This is a generously proportioned (95m sq) red sandstone fronted double upper villa, in a central location close to the High Street and Tesco superstore. The property benefits from many original features including cornicing, ceiling rose, stripped wooden floors as well as gas central heating and double glazing throughout. Accommodation comprises an entrance vestibule, L shaped reception hall, a bright front facing livingroom with bay window and feature fireplace with decorative tiled inserts, decorative cornice and ceiling rose, diningroom with a wood burning stove, storage cupboard and door to the modern fitted kitchen with integrated appliances, front facing double bedroom and a handy WC with two piece white suite, plumbing for an automatic washing machine and a storage cupboard. On the upper floor there is a large dual aspect double bedroom with four Velux windows, under eaves storage space, a large walk in wardrobe/study with Velux window and finally a stylish, part tiled family bathroom with modern 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, choice of golf courses, theatre, harbour, sailing, cycling, 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 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 private rear garden which has lawn, a variety of plants, shrubs and trees including fruit trees, a wooden shed and an understair storage cupboard. There is unrestricted on street parking available within the surrounding streets.

### Extras

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

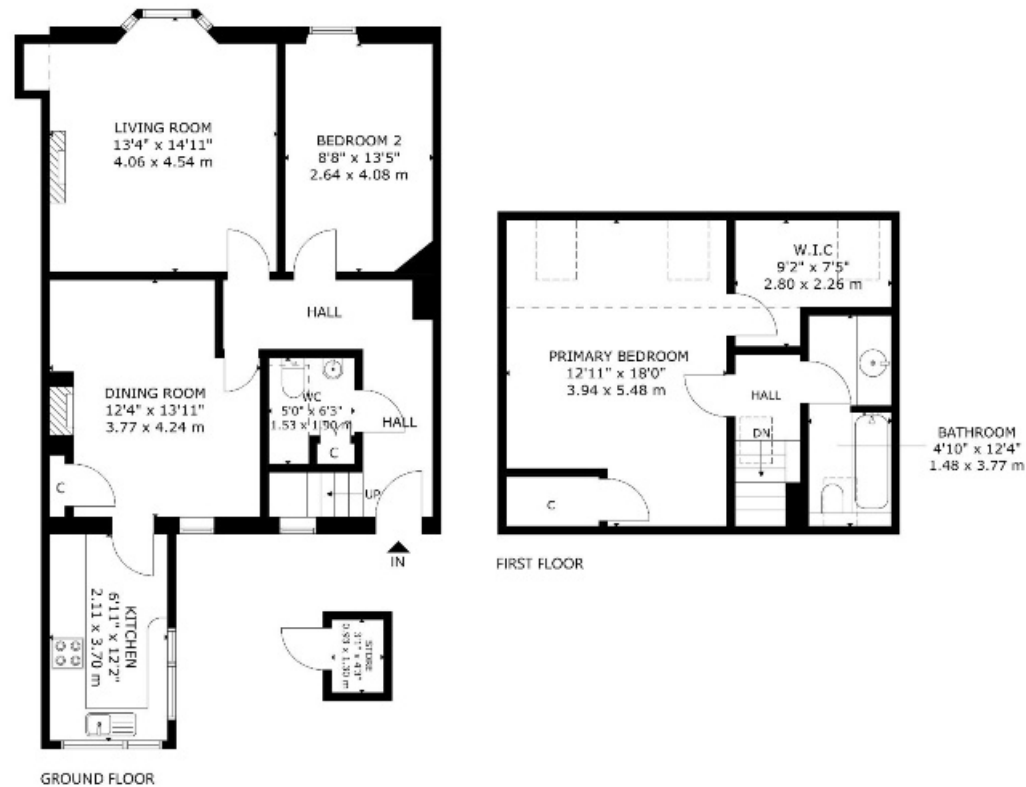
### Home Report

The property is valued at £240,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131





130N INVERESK ROAD, EDINBURGH, EH21 7AY  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,148 SQ FT / 107 SQ M  
 STORE 13 SQ FT / 1 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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