

# 9 Mansfield Avenue Musselburgh, EH21 7DR

OFFERS OVER £220,000



drummondmiller





- End terraced villa requiring modernisation
- Livingroom with bay window, diningroom
- Fitted kitchen with appliances
- Three double bedrooms
- Fully tiled bathroom
- Gas central heating, double glazing
- Private gardens, driveway to side
- EPC Band D, Council tax band D

### Description

This is a generously proportioned (98m sq) mid terraced villa, in a central location close to the High Street and Tesco superstore. The property now requires some modernisation and upgrading but benefits from gas central heating and double glazing throughout. Accommodation comprises an entrance vestibule, reception hall, a bright front facing livingroom with bay window, diningroom and a rear facing fitted kitchen with appliances. Upstairs there are three double bedrooms and finally a fully tiled family 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, 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 & Parking

There is a monobloc front garden with pebbled driveway to the side providing off street parking. A gate leads to the large, fully enclosed rear garden with lawn, paved patio and two wooden sheds.

### Extras

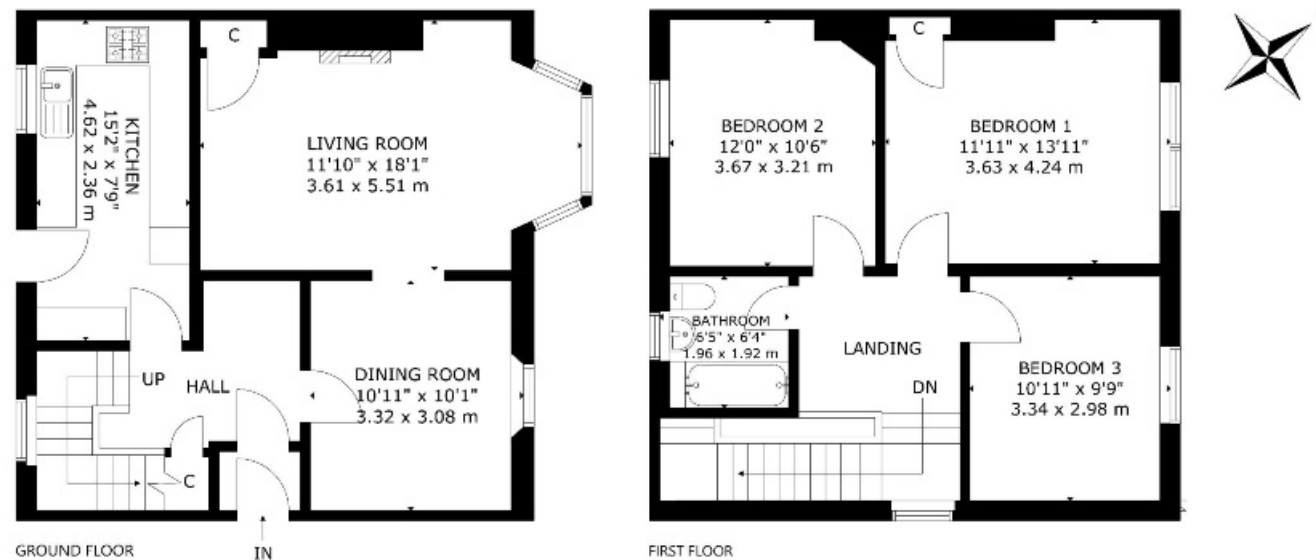
All the fitted floor coverings, curtains, integrated electric hob, oven, fridge/freezer and two wooden sheds are included within the sale price.

### Home Report

The property is valued at £225,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131



9 MANSFIELD AVENUE, MUSSELBURGH, EH21 7DR  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,165 SQ FT / 109 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](http://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](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)

espc dm  
 property

drummondmiller