

**114 Inveresk Road
Musselburgh, EH21 7AY**

OFFERS OVER £190,000



drummondmiller



- Traditional, red sandstone fronted lower villa
- In good decorative order
- Livingroom with feature fireplace and dining recess
- Modern fitted kitchen with appliances
- Two bedrooms, one with bay window. Modern shower room
- Gas central heating, double glazing
- Communal rear garden, monobloc driveway with space for 2 cars
- EPC Band D, Council tax band C

Description

This is a generously proportioned (58m sq) stone fronted lower villa, in a central location close to the High Street and Tesco superstore. The property is in good decorative order and benefits from many original features including cornicing as well as gas central heating and double glazing throughout. Accommodation comprises an entrance vestibule with original mosaic tiled floor, reception hall with two deep storage cupboards, bright rear facing lounge with feature fireplace, Edinburgh press and dining recess, modern fitted kitchen with appliances and door to the rear garden, front facing double bedroom with bay window, fitted wardrobes, Edinburgh press and plain cornice, a second rear facing double bedroom and finally, a part tiled shower room with modern two piece white suite and cubicle with electric shower.





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 which provides off street parking for a number of cars. There is a shared rear patio with communal drying green.

Extras

All the fitted floor coverings, blinds, curtains, gas cooker, cooker hood, fridge/freezer, automatic washing machine and wardobes in bedroom 1 are included within the sale price.

Home Report

The property is valued at £195,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





114 INVERESK ROAD MUSSELBURGH EH21 7AY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 817 SQ FT / 76 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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