

OFFERS OVER £295,000

105 New Street
Musselburgh, EH21 6DG

drummondmiller
Solicitors & Estate Agents



- Stone built end terraced villa requiring modernisation
- Large open plan Living/diningroom
- Fitted kitchen/utility room with appliances
- Two double bedrooms
- Part tiled shower room, downstairs WC
- Partial gas central heating and double glazing
- Private gardens, single detached garage
- EPC Band D, Council tax band F

Description

This is a rarely available, generously proportioned (100m sq) stone built end terraced villa, with stunning sea views and backing on to The Promenade. The property now requires some modernisation and upgrading but benefits from partial gas central heating and double glazing throughout. Accommodation comprises an entrance vestibule, reception hall with storage and WC, a bright front facing livingroom with original decorative cornice and gas fire set in an attractive surround, open plan the rear facing diningroom with door to the garden, a fitted kitchen with appliances and a small utility room/office. Upstairs there is a landing with window and storage cupboard at mezzanine level, there are two double bedrooms both with dormer windows, the rear bedroom has superb sea views, and finally a fully tiled shower room with modern two piece white suite and walk in shower cabinet.





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 gated front garden with lawn, paved seating area and a variety of plants, shrubs and trees. There is a larger, fully enclosed rear garden with lawn, paved patio, a detached single garage with up and over front door and wooden gates lead to the Promenade.

Extras

All the fitted floor coverings, curtains, blinds, electric cooker, fridge, freezer and washing machine are included within the sale price.

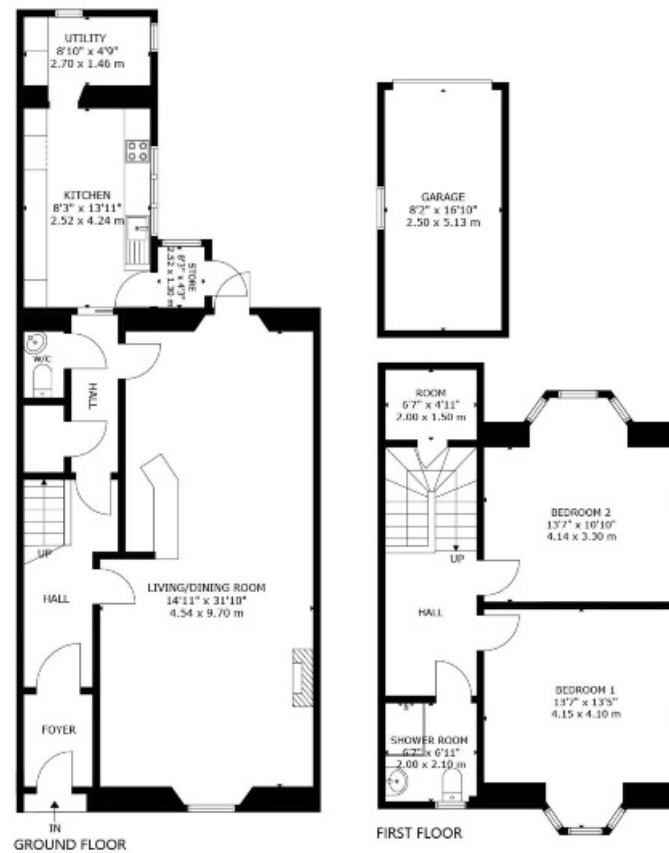
Home Report

The property is valued at £300,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





105C NEW STREET, MUSSELBURGH, EH21 6DG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,446 SQ FT / 134 SQ M
 GARAGE 138 SQ FT / 13 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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