

FIXED PRICE £210,000

12 Goose Green Avenue
Musselburgh, EH21 7SN

drummondmiller
Solicitors & Estate Agents



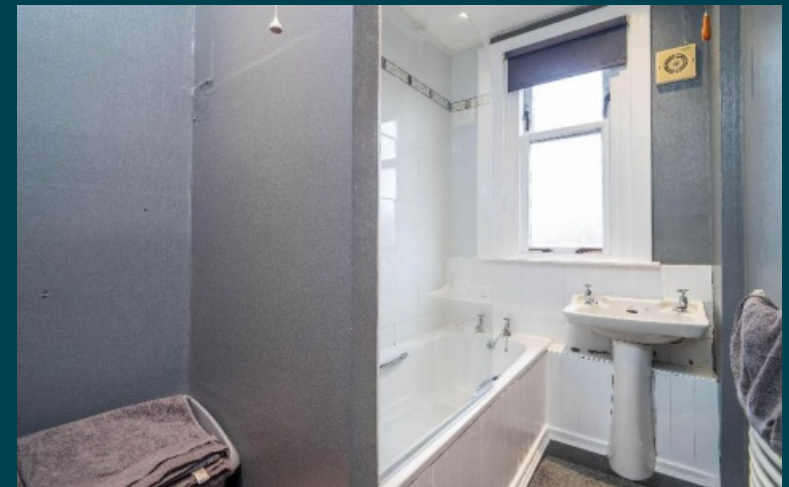
- Generously proportioned mid terraced villa
- Lounge leading to fitted kitchen
- Three good sized double bedrooms
- Bathroom with Separate WC
- Gas central heating and double glazing
- Private gardens to front and rear, on street parking
- EPC Band D, Council tax band C

Description

Well-presented and well-maintained, this generously proportioned mid-terraced villa (approx. 91 sq m) offers spacious and flexible accommodation, ideal for modern family living.

On the ground floor, a welcoming entrance vestibule leads to a bright hallway with useful storage. The front-facing lounge provides a comfortable living space. To the rear, the fitted kitchen is equipped with integrated appliances and offers direct access to the private garden. A spacious double bedroom is also located on this level, offering flexibility for guests, a home office, or additional family use.

Upstairs, there are two further generous double bedrooms and a stylish, contemporary bathroom fitted with a white two-piece suite, electric shower and screen over the bath, complemented by a separate WC. The property benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency.





Location

This delightful home combines generous space and practical features, making it an excellent choice for families or professionals alike.

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, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a 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 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

The property benefits from private front and back garden space and there is unrestricted on street parking available.

Extras

All the fitted floor coverings, blinds, cooker, fridge, freezer are included within the sale price.

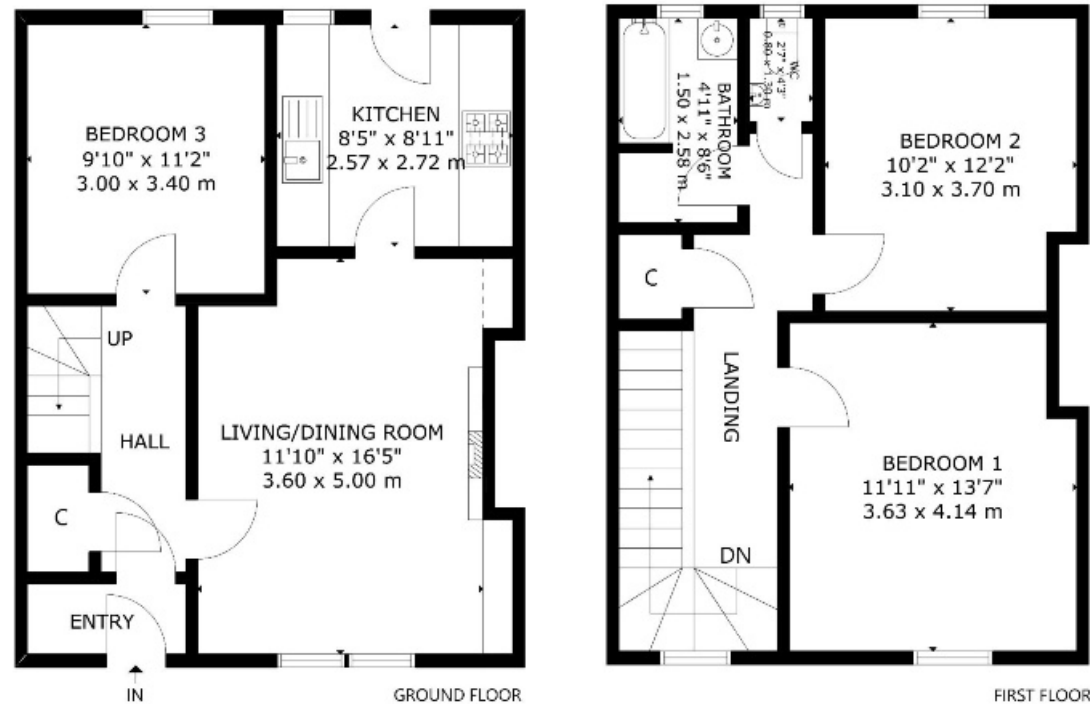
Home Report

The property has been valued at £210,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment via Agents telephone 0131 665 3131





12 GOOSE GREEN AVENUE, MUSSELBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,001 SQ FT / 93 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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