

OFFERS OVER £175,000

11 The Paddock
Musselburgh, EH21 7SP

drummondmiller
Solicitors & Estate Agents



- Modern second floor flat in small exclusive development
- In good decorative order
- Hall, spacious lounge/diner, modern fitted kitchen
- Two double bedrooms, both with fitted wardrobes
- Stylish modern bathroom
- Electric heating, double glazing and secure entry phone system
- Residents allocated parking. Views over the racecourse
- EPC Band C, Council tax band D

Description

This is a modern second floor flat (61m sq) set within a small exclusive development next to the Racecourse and located close to the town centre. In good decorative order and benefitting from electric heating, double glazing and a secure entryphone system. The accommodation comprises a beautifully maintained shared entrance and stair, reception hall with storage, bright front facing lounge/diner overlooking the racecourse and paddock, rear facing modern fitted kitchen with integrated appliances, two double bedrooms, both with fitted wardrobes and an internal part tiled bathroom with three piece white suite including an electric 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 an allocated private parking space to the rear of the property as well as landscaped communal grounds and an allocated external bin store

Extras

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

Home Report

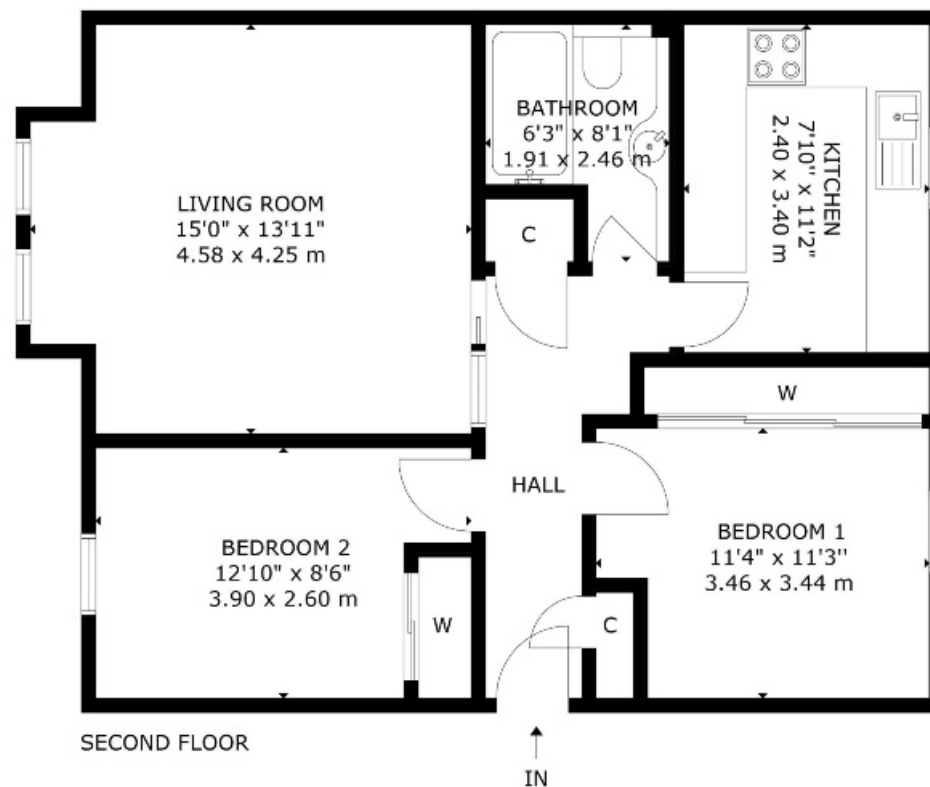
The property has been valued by a surveyor at £180,000 and the Home Report is available via the ESPC listing.

Factors

The property is factored with current fees of £40 per month with an initial £400 float payable to the Paddock Residents Association covering maintenance of communal areas, stair cleaning, communal electricity and block building insurance fees.

Viewing

By appointment telephone Agents on 0131 665 3131.



11 THE PADDOCK, MUSSELBURGH, EH21 7SP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 669 SQ FT / 62 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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