



12 Eskview Grove
Musselburgh, EH21 6NT

A

"12 Eskview Grove is a wonderfully presented, two bedroom lower villa with private gardens and driveway"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING KITCHEN
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

DESCRIPTION

12 Eskview Grove is a wonderfully presented, bright and spacious two bedroom lower villa, situated in a quiet and popular residential area.

The accommodation comprises: entrance vestibule; welcoming hallway with cupboard off; generously sized living room with large window allowing natural daylight to flood in; modern, well-equipped dining kitchen with cupboard off and access to rear garden; good sized double bedroom 1; rear facing double bedroom 2 and contemporary shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; front garden with driveway; sizeable enclosed rear garden with AstroTurf lawn and patio area; an excellent opportunity as a first time buy or buy to let investment; unrestricted street parking; excellent local amenities and great transport links.

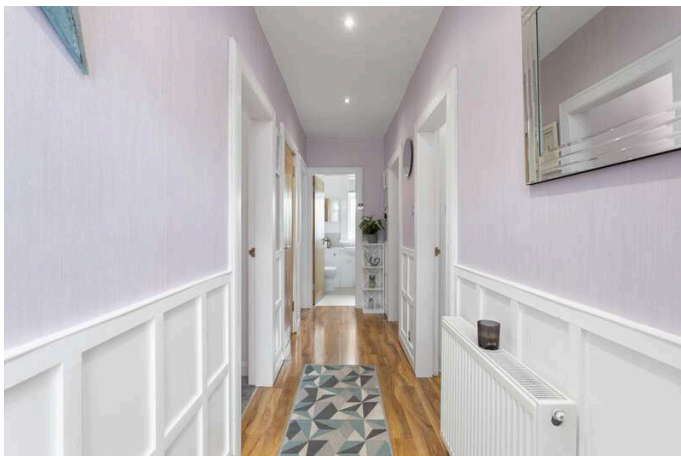
EPC RATING

The energy efficiency rating for this property is band C

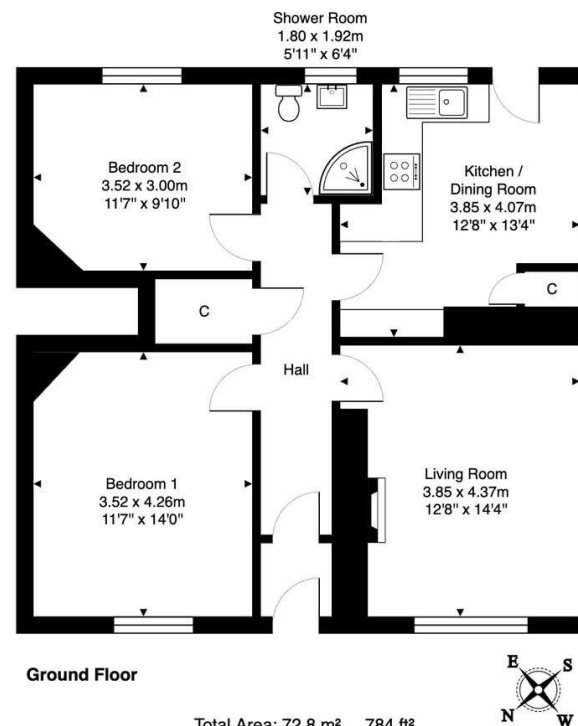
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 72.8 m² ... 784 ft²
All measurements are approximate and for display purposes only.



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