

8C Downie Place
MUSSELBURGH, EH21 6JW

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"8c Downie Place is a beautifully-presented, two-bedroom first floor flat within a traditional tenement"

- SECURE DOOR ENTRY
- STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SHARED REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT 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 and Queen Margaret University campus. 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.

COUNCIL TAX

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



DESCRIPTION

8c Downie Place is a beautifully-presented, two-bedroom first floor flat within a traditional tenement, located in a quiet cul-de-sac, adjacent to Fisherrow links in Musselburgh, East Lothian. Tastefully decorated throughout, the property features contemporary flooring and lighting. The accommodation is comprised of an entrance hallway with large cupboards, bright and spacious living/dining room with feature fireplace; modern kitchen with floor to wall units; two double bedrooms, and a bathroom with mains shower over the bath. Further benefits include gas central heating, double-glazed, secure entry system and a shared rear garden.

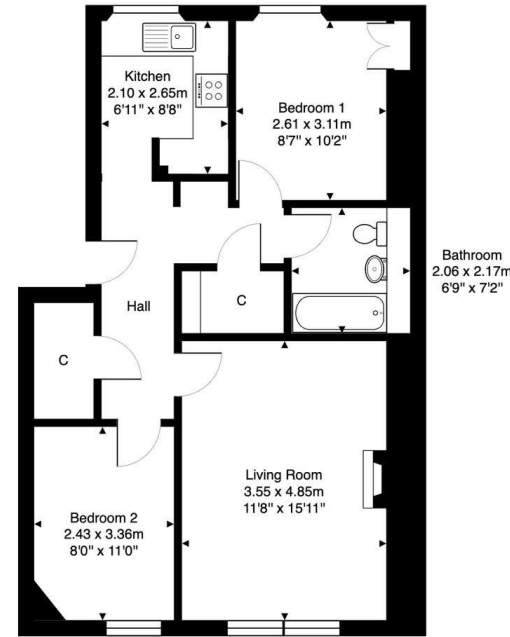
EPC RATING

The energy efficiency rating for this property is band C.

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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First Floor

Total Area: 62.2 m² ... 670 ft²

All measurements are approximate and for display purposes only.



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