



Offers over £160,000

29 Parsonage, Musselburgh, EH21 7SW



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Delightful Modern Ground Floor Flat Presented In Move-in Condition

Superb opportunity to acquire a delightful modern ground floor flat enjoying a peaceful cul-de-sac location in the heart of the ever-popular seaside town of Musselburgh, a fantastic position to a good range of amenities, schools and transport links

This most appealing flat with letting potential offers charming accommodation with useful storage comprising: welcoming entrance hall, generous lounge/diner, well fitted kitchen with hob/oven, automatic washing machine and fridge/freezer, two double bedrooms and stylish shower room. Tastefully decorated with attractive laminate flooring in most rooms, this extremely desirable property is presented to the market in true move-in condition. Comfort is further assured by means of electric heating and double-glazed windows. Useful storage includes fitted wardrobes in both bedrooms and there is a particularly impressive well-tended shared garden to the side of the building as well as a shared drying area to the rear. A particular advantage of this property is secure gated access from the shared enclosed garden to the High Street where excellent amenities and services are on hand.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Lounge/Diner	15'7 x 10'2 (4.75m x 3.10m)
Bedroom 1	11' x 9' (3.35m x 2.74m)
Bedroom 2	9'1 x 8'7 (2.77m x 2.62m)
Kitchen	8'7 x 7'6 (2.62m x 2.29m)
Shower Room	6'6 x 6'1 (1.98m x 1.85m)

LOCATION

The historic coastal town of Musselburgh situated at the mouth of the River Esk lies east of Edinburgh city centre, convenient to the A1 for southbound travel and access to the city bypass which in turn links with major motorway networks. The town offers a comprehensive range of shops and amenities with Fort Kinnaird Retail Park providing major retail outlets, multi-screen cinema and eateries only a short drive away. Schools catering for all age groups are easily accessible with the property also convenient for access to Queen Margaret University. Excellent recreational facilities in the vicinity include the Brunton Theatre, Musselburgh Golf Course, Musselburgh Racecourse and Musselburgh Sports Centre as well as the lovely sandy beach providing delightful scenic walks linking with neighbouring towns along the east coast. A regular public transport service operates nearby with a rail link also available.

EXTRAS

All fitted floor coverings, electric cooker, fridge/freezer and automatic washing machine. Some items of furniture may be available if required.

EPC RATING

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VIEWING

By appointment, please telephone 0131 554 6244





29 The Parsonage



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.