



Musselburgh

130p Inveresk Road
EH21 7AY



Double Upper Flat

OFFERS OVER £230,000

- Entrance hall
- Livingroom with bay window
- Kitchen/diningroom
- 2 bedrooms (1 with en-suite & walk-in wardrobe)
- Shower room

- Gas central heating
- Double glazing
- Private rear garden with patio
- Excellent storage
- On street parking
- Viewing - by appointment please
call Solicitors (0131) 554 6321









Viewing is highly recommended of this superb double upper in excellent order throughout and with a private rear garden. Musselburgh is the largest town in East Lothian and is popular for those looking for a more rural setting to live but still wish to commute easily to Edinburgh. The town offers a broad selection of shopping facilities including a Tesco, Aldi and Lidl along with other small independent shops. Local recreational facilities include Musselburgh Racecourse, golfing, Musselburgh harbour and beach and many fine walks.

The L shaped hallway has laminate flooring and gives access to all the accommodation on this floor. The bay windowed lounge is to the front with cornice and ceiling rose, period style fireplace with ornate tiled insert housing a living flame gas fire and open display cupboard with storage. To the rear the bright double windowed kitchen/dining room offers an excellent range of wall and base units with complementary work surfaces. In addition, there is an induction hob, electric oven, integrated fridge and automatic washing machine all included. Storage is provided by a cupboard also housing the boiler and an under-stair cupboard. A double bedroom is also found on this floor to the front of the property with plain cornice. To the rear a luxury tiled shower room has been fitted with a WC with concealed cistern, semi ped wash hand basin and shower compartment with thermostatic shower. The wall mounted mirrored cabinet with light is included.

Stairs from the hallway gives access to the upper hallway with half landing. The upper landing provides storage and a space ideal for a study area.

The master bedroom has Velux windows to the front and rear with views to Fife from the front, engineered wood flooring and a walk-in wardrobe with storage space. The en-suite offers a 3-piece suite.

The enclosed rear garden has decked area and patio ideal for al fresco dining, lawn and garden shed.

What's included...

To include the white goods (no warranties to be given) along with the carpets, light fittings and garden shed.

OFFERS

Offers Over £230,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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