

FIXED PRICE £175,000

2d Downie Place

Musselburgh, EH21 6JW

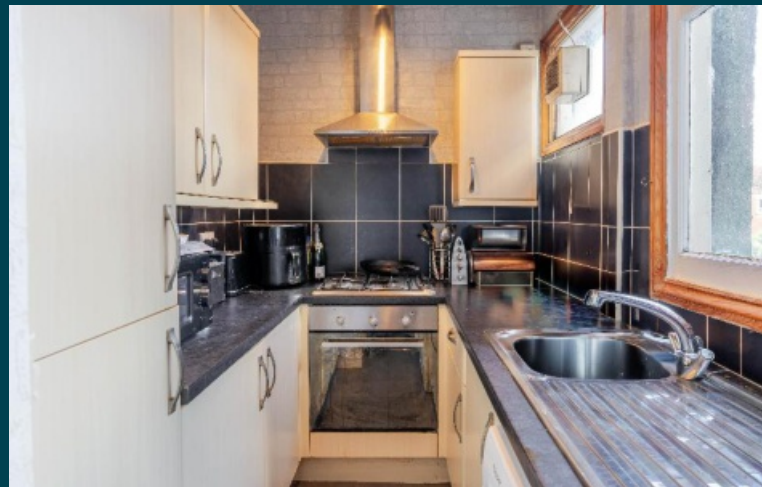
drummondmiller  
Solicitors & Estate Agents



- Traditional 1st floor flat in central location
- Now requiring some modernisation
- Hall, sittingroom
- Modern fitted kitchen, diningroom
- Two bedrooms & family bathroom
- Gas central heating and double glazing
- Communal rear garden. On street parking
- EPC Band D, Council tax band C

### Description

Rarely available, this spacious first floor flat (76m sq) forms part of a traditional tenement dating back to around 1900 and is located close to the beach and all the varied facilities in Musselburgh town centre. The property now requires some modernisation and upgrading but benefits from gas central heating and double glazing. The accommodation comprises an entrance hall with storage, sittingroom with front facing window and a gas fire set within a brick surround, diningroom, modern fitted kitchen with integrated appliances, two bedrooms and finally, part tiled bathroom with three piece white suite including a 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. 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. This historic 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 a well maintained, fully enclosed, communal garden to the rear with unrestricted on street parking available to the front of the property.

### Extras

All fitted floor coverings, curtains, blinds, gas hob, oven, chimney style cooker hood and automatic washing machine are included within the sale price.

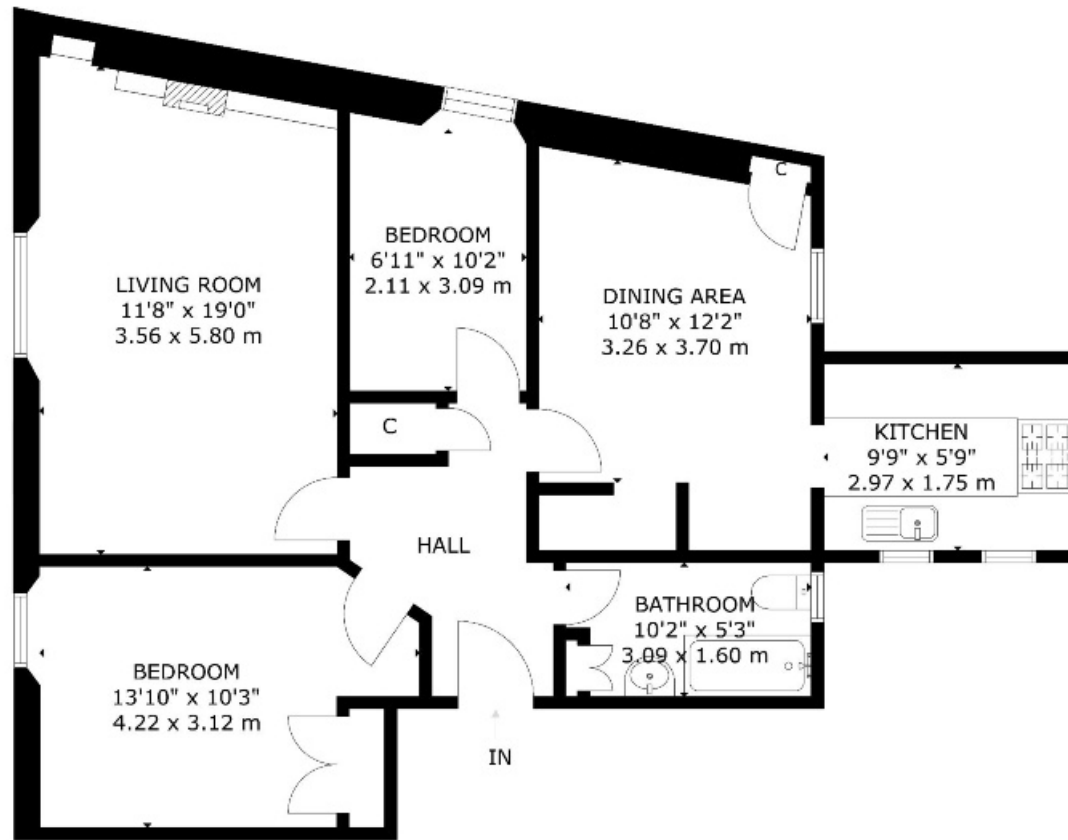
### Home Report

The property has been valued at £185,000 and the Home Report is available from the ESPC web site.

### Viewing

By appointment telephone Agents on 0131 665 3131





2D DOWNIE PLACE, MUSSELBURGH, EH21 6JW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 825 SQ FT / 77 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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