

OFFERS OVER £430,000

164 North High Street
Musselburgh, EH21 6AR

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Solicitors & Estate Agents



- Traditional stone built end terraced villa
- Fully modernised and in “move in” condition
- Hall, sittingroom, dining familyroom
- Stylish modern fitted kitchen breakfastroom with appliances
- Four bedrooms, master en suite, study, Family bathroom
- Gas central heating and double glazing
- Private rear garden, external store or home office and parking to rear.
- EPC Band D, Council tax band E

Description

Seldom available, this appealing stone built end terraced villa (133m sq) forms part of a traditional building dating back to around 1900. The property has been fully modernised by the present owner and benefits from gas central heating and double glazing. The accommodation, all in true “move in” condition comprises an entrance hall, sittingroom with twin front facing windows and plain cornice, spacious dining/familyroom with a door to the garden and wooden pulley, superb, modern fitted kitchen/breakfastroom with appliances included and French door to the garden. On the first floor there are three generous bedrooms, one with fitted storage, a stylish, modern, part tiled family bathroom with three piece white suite including a shower and screen over the bath. The top floor comprises the bright, rear facing master bedroom with fitted wardrobes, en suite shower room and a dressingroom/study with fitted storage.





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 and parking

There is a generous, private, fully enclosed rear garden with two paved patios, artificial lawn, wooden pergola, small store room and larger store room which makes a superb home office/studio, a gate to the rear leads to a car parking area with unrestricted parking with restricted hours parking available to the front of the property.

Extras

All fitted floor coverings, blinds, induction hob, oven, microwave, chimney style cooker hood, washing machine, dishwasher and fridge/freezer are included within the sale price.

Home Report

The property has been valued at £440,000 and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131





164 NORTH HIGH STREET, MUSSELBURGH, EH21 6AR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,530 SQ FT / 142 SQ M
STORE 208 SQ FT / 19 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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