

OFFERS OVER £120,000

8 Carlyle Place
Musselburgh, EH21 6AX

drummondmiller
Solicitors & Estate Agents



- Traditional stone built upper flat
- Requiring some modernisation
- Hall, livingroom
- Fitted kitchen
- Double bedrooms and shower room
- Gas central heating, double glazing
- Communal gardens to rear. On street parking
- EPC Band C, Council tax band B

Description

Nestled in a quiet side street close to the picturesque River Esk in sought after Musselburgh, this is a traditional, stone built upper flat (41m sq). The property now requires a degree of modernisation but benefits from gas central heating and double glazing. Accommodation comprises reception hall with two storage cupboards, bright front facing livingroom, rear facing fitted kitchen, generous front facing double bedroom and a rear facing part tiled shower room with bathroom with white two piece suite and walk in shower cabinet.





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. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. 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. The 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 well maintained communal garden to the rear of the property with unrestricted on street parking available to the front of the property.

Extras

All the fitted floor coverings and blinds are included within the sale price.

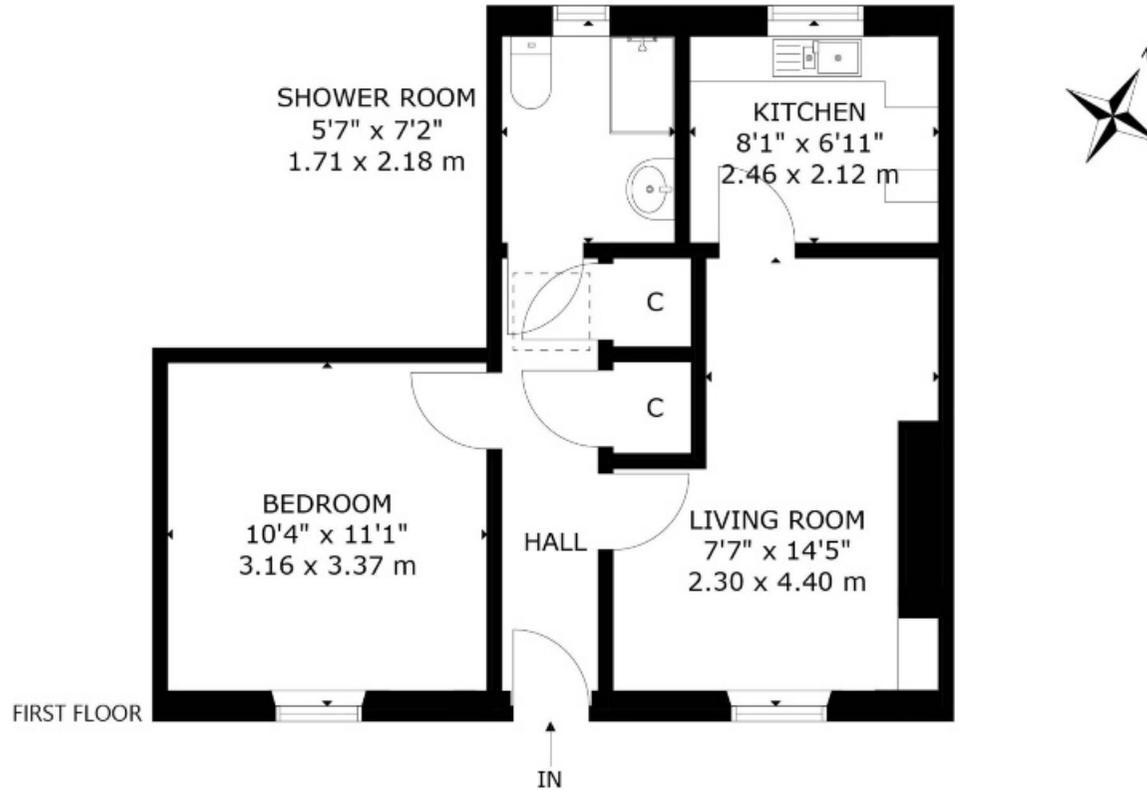
Home Report

The property has been valued by a surveyor at £125,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





8 CARLYLE PLACE, MUSSELBURGH, EH21 6AX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 433 SQ FT / 40 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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