










Offers Over  
**£190,000**

## 73 Eskview Road

Musselburgh | East Lothian | EH21 6NZ

Immaculately presented throughout, this impressive main door upper villa offers bright and spacious accommodation, complemented by a private rear garden and driveway. Quietly situated in the popular coastal town of Musselburgh, the property is conveniently located close to excellent local amenities, transport links and green spaces, making it an ideal choice for first time buyers, professionals and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private rear garden
-  Driveway
-  EPC Rating – C
-  Council Tax Band - B



## Description

From the private main door, steps lead to a welcoming hallway featuring a fitted shelved display and a deep storage cupboard. Straight ahead is the bright and airy lounge, enhanced by a decorative fireplace, while the breakfasting kitchen is well equipped with a range of wall and base units, wooden worktops and tiled splashbacks. There are two double bedrooms, both finished in stylish tones, with the principal bedroom also featuring a built in cupboard with a hanging rail. Completing the accommodation is a contemporary bathroom with a crisp white suite and a rainfall shower over the bath. A floored attic with light provides excellent additional storage, while gas central heating and double glazing ensure comfort and efficiency throughout.



## Extras

Included in the sale will be the gas hob and electric oven, washer dryer, integrated fridge/freezer and dishwasher, and the garden shed.

## Gardens & Parking

A generous private rear garden, laid to lawn with a patio area, well stocked shrub and flower beds, and a mature apple tree, creates a wonderful space to relax, dine and entertain during the warmer months, while also providing a safe environment for children and pets to enjoy. A private driveway offers convenient off street parking, with unrestricted on street parking also available for visitors or additional vehicles.

## Viewing

By appointment through Neilsons on 0131 625 2222.



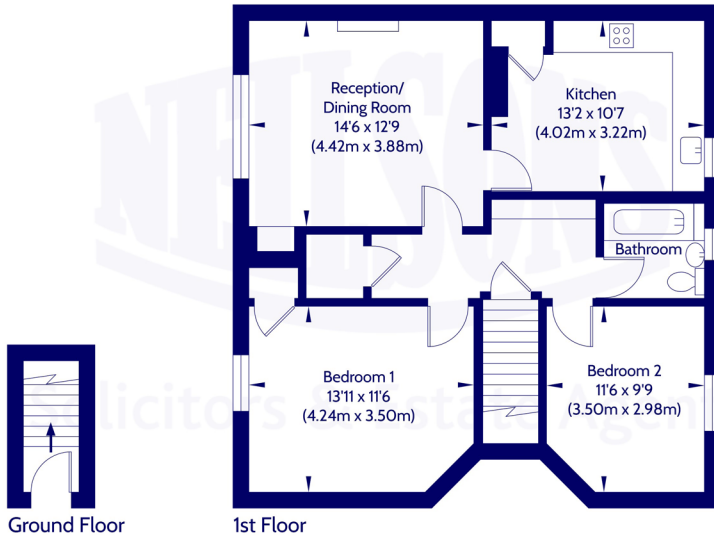


## Location

Musselburgh is an historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. There is a frequent public transport services which runs to Edinburgh city centre and Musselburgh Railway Station is within easy reach providing access to the North and South.



Approx. Gross Internal Floor Area 77 Sq M / 825 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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