

OFFERS OVER £205,000

2 Windsor Park Terrace
Musselburgh, EH21 7QN

drummondmiller
Solicitors & Estate Agents



- Spacious mid terraced corner villa
- Lounge with gas fire
- Modern fitted kitchen/breakfastroom with appliances, rear hall with storage
- Two double bedrooms, both with storage
- Modern shower room
- Gas central heating. Double glazing
- Gardens to front and rear. Driveway
- EPC Band D, Council tax band C

Description

This is a bright, well presented and generously proportioned (84m sq) mid terraced corner villa. The property benefits from gas central heating and double glazing throughout. The accommodation, all in good decorative order comprises at ground floor level an entrance hall with two deep storage cupboards, one containing the boiler, front facing lounge with gas fire and shelved display alcove, modern fitted kitchen/breakfast room with appliances included, and a rear hall with deep storage cupboard. Upstairs there are two generously proportioned double bedrooms, both with generous storage and a modern shower room with two piece white suite and walk in shower cabinet with mains powered shower.





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, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a 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 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 large front garden which is mainly pebbled with flower borders and a paved and gated driveway providing off street parking. A path leads from the back door to the large, remote, fully enclosed rear garden which has been chipped for ease of maintenance and has a wooden shed.

Extras

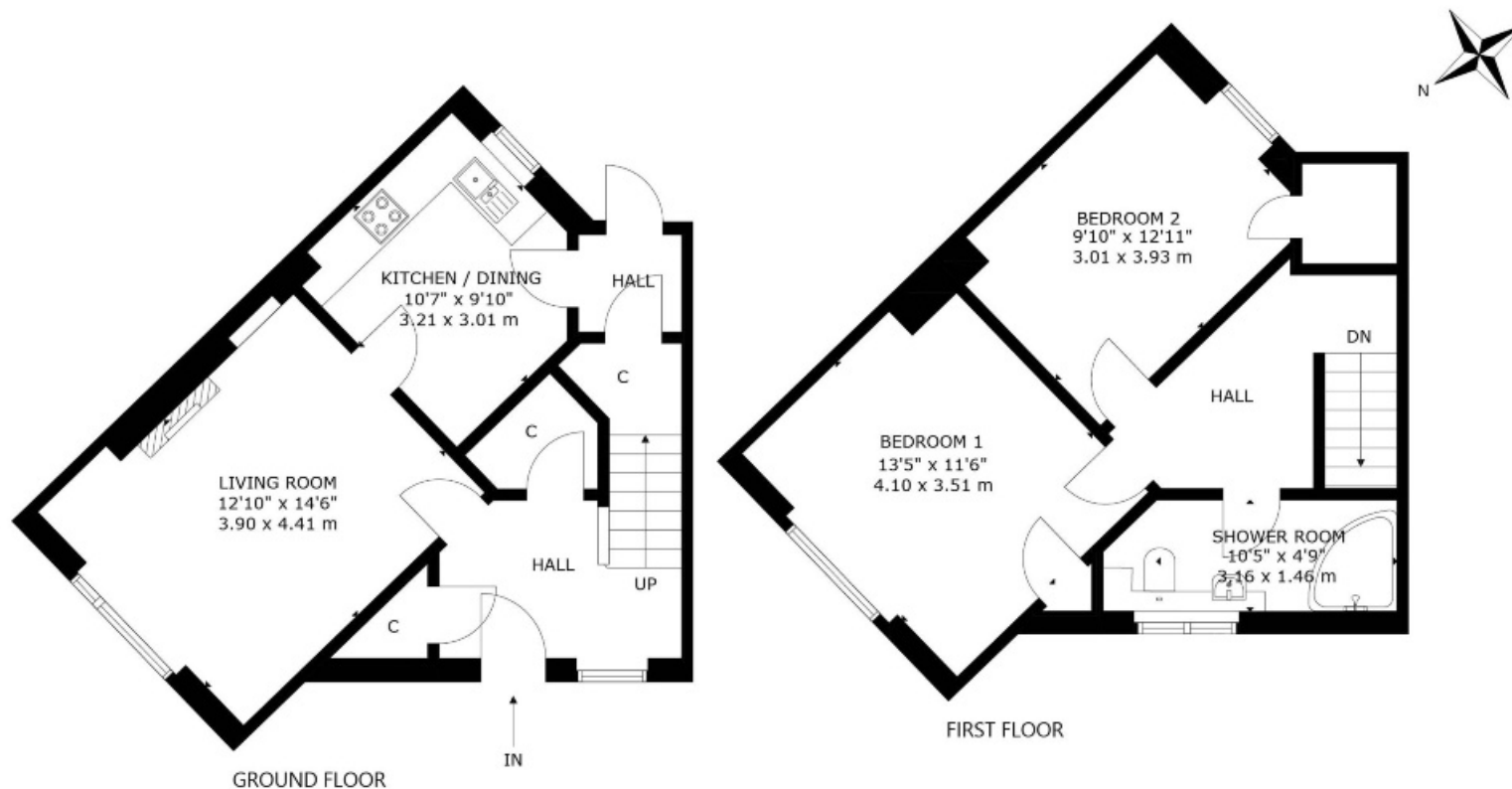
All the fitted floor coverings, curtains, integrated induction hob, double oven, cooker hood, fridge, freezer automatic washing machine and wooden shed are included within the sale price.

Home Report

The property has been valued by a surveyor at £210,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment telephone Agents 0131 665 3131.



2 WINDSOR PARK TERRACE, MUSSELBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 940 SQ FT / 87 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
 Solicitors & Estate Agents

Call us on **0131 229 3399** or
 email property@drummondmiller.co.uk
drummondmiller.co.uk



Local People. Local Offices.

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

espc