

OFFERS OVER £140,000

10 Eskview Crescent
Musselburgh, EH21 6NP

drummondmiller
Solicitors & Estate Agents



- Bright, well proportioned, main door, lower flat
- In good decorative order
- Hall, livingroom, fitted kitchen
- Spacious double bedroom
- Bathroom with white three piece suite
- Gas central heating and double glazing
- Private gardens to side & rear. On street parking
- EPC Band D, Council tax band B

Description

This is a bright, well proportioned (50m sq) main door, lower flat forming part of a traditional 4 in a block within this popular residential area. The property is in good decorative order and has many appealing features including gas central heating and double glazing. The accommodation comprises, entrance vestibule, hall with deep shelved storage cupboard, spacious front facing livingroom, fitted kitchen with appliances, generous front facing double bedrooms and a rear facing part panelled shower room with three piece white suite including an electric shower 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. 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 small front garden which is paved with raised planters and leads to the larger rear garden has a paved patio, chipped area for ease of maintenance and two wooden sheds.

Extras

All the fitted floor coverings, blinds, electric cooker, cooker hood, fridge, automatic washing machine and two wooden sheds are to be included within the sale price.

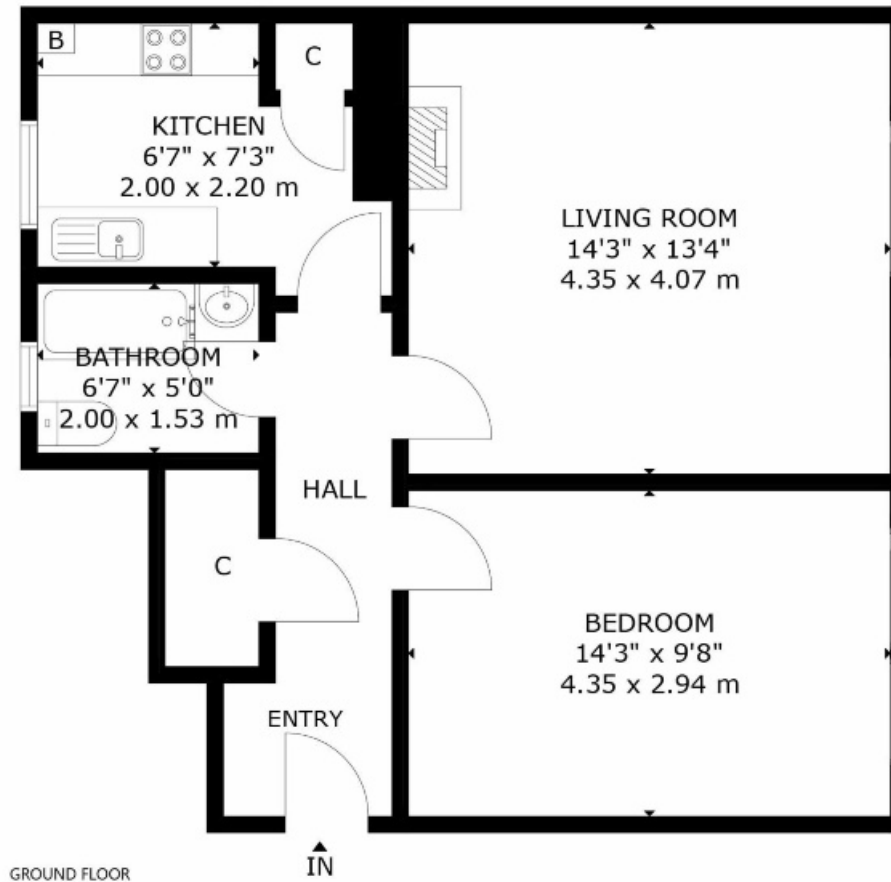
Home Report

The property has been valued by a surveyor at £145,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

IN

10 ESKVIEW CRESCENT MUSSELBURGH EH21 6NP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 545 SQ FT / 51 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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