

COULTERS[©]

7F INVERESK ROAD

MUSSELBURGH, EAST LoTHIAN, EH21 7BJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a traditional tenement in the heart of the ever-popular coastal town of Musselburgh, 7F Inveresk Road is a spacious and well presented second floor flat offering two generous double bedrooms.

Ideally situated, the property is within easy walking distance of the bustling High Street, the picturesque River Esk, Musselburgh Promenade and beach, together with an excellent range of local amenities and regular transport links to Edinburgh City Centre. Further benefits include a shared rear garden and on-street parking.

KEY FEATURES



Second floor flat forming part of a period tenement



Two well proportioned double bedrooms



Shared rear garden



On-street parking



Ideally located close to local amenities and transport links



Bright, well presented accommodation



EPC Rating - C



Council Tax Band - B



The bright and well proportioned accommodation is presented in good order throughout and comprises a welcoming entrance hall with a useful storage cupboard, a generous sitting room which is open plan to a well equipped kitchen fitted with a good range of units and integrated appliances, two double bedrooms, and a contemporary shower room. The property is fully double glazed and benefits from gas central heating.

EXTRAS

All fitted carpets, fitted floor coverings, curtains with the exception of double bedroom 2, blinds, light fittings, induction hob, an oven, fridge and washing machine are included in the sale price.





THE LOCAL AREA

Situated on the southern shore of The Firth of Forth, on the banks of The River Esk, Musselburgh is a popular and historic East Lothian coastal town, lying six miles from Edinburgh. Famous for its world renowned racecourse, as well as the Musselburgh Links golf course, it enjoys an enviable location which is close to Edinburgh but also provides quick access to the beaches of East Lothian.

Along with golf and horseracing, the town has a sports centre with many facilities. The largest town in East Lothian it enjoys an array of local and well-known high street shops, cafés, and restaurants including Luca's famous ice-cream parlour and East Coast, an award winning Fish & Chip shop/restaurant. There is a large Tesco and a Lidl within the town, and it is within easy reach of Fort Kinnaird Retail Park. Queen Margaret University is a ten minute drive.

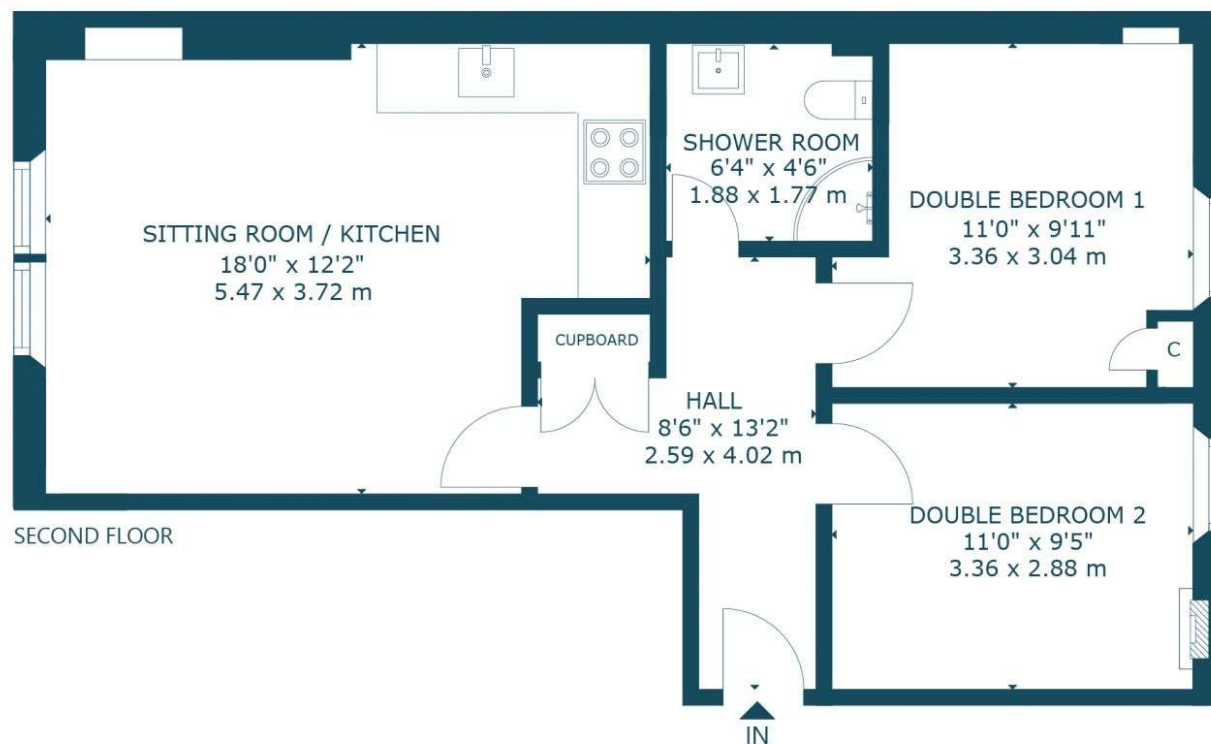
Edinburgh is a twenty minute car journey away whilst excellent public transport links include a train station providing an 11 minute service to the City Centre and also North Berwick in addition to an efficient bus network, available from outside the property, which offers regular day and evening services.



COULTERS®

HOME REPORT VALUATION: £160,000





7F INVERESK ROAD, MUSSELBURGH, EH21 7BJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 570 SQ FT / 53 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.