

OFFERS OVER £180,000

9/1 Arran Marches

Musselburgh, EH21 7DG

drummondmiller
Solicitors & Estate Agents



- Well proportioned, modern top floor flat
- Entrance hall, Livingroom with Juliet balcony
- Modern fitted kitchen
- Two bedrooms, one with Juliet balcony and fitted wardrobe
- Stylish modern family bathroom
- Gas central heating, double glazing
- Communal grounds and allocated parking
- EPC Band C, Council tax band C

Description

This is a modern, well proportioned (55m sq) top floor flat within this new build estate close to the town centre, A1 and Wallyford railway station. The property is in excellent decorative order and benefits from gas central heating and double glazing throughout. Accommodation comprises reception hall with storage, dual aspect livingroom with French doors to Juliet balcony offering rooftop views, modern fitted kitchen with appliances, master bedroom with fitted wardrobes and French doors to the Juliet balcony, second bedroom and finally, a modern, part tiled family bathroom with three piece white suite.





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 are communal grounds surrounding the property and an allocated parking space to the rear.

Extras

All the fitted floor coverings, curtains, blinds, integrated gas hob, oven, cooker hood, fridge/freezer and dishwasher are included within the sale price.

Home Report

The property is valued at £185,000 and the Home Report is available via the ESPC link.

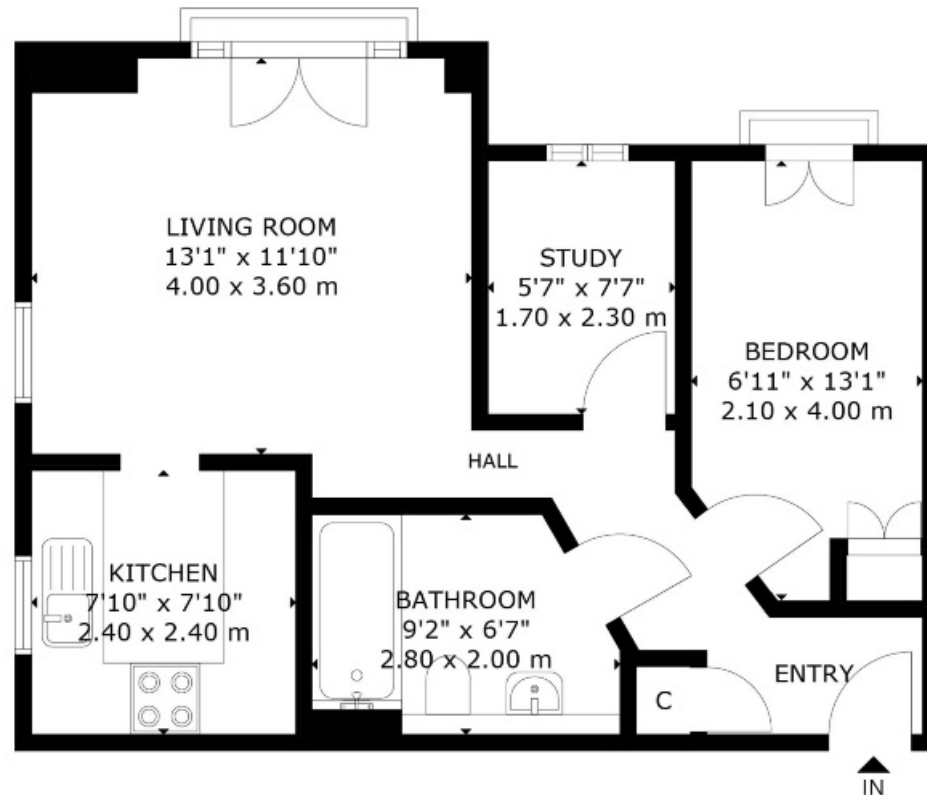
Factors

The property is factored by Ross & Liddell & Scottish Woodland with a combined fee of approximately £95pcm.

Viewing

By appointment telephone Agents on 0131 665 3131





FIRST FLOOR

9/1 ARRAN MARCHES, MUSSELBURGH, EH21 7DG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 495 SQ FT / 46 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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