

OFFERS OVER £325,000

4 Park Lane
Musselburgh, EH21 7HQ

drummondmiller
Solicitors & Estate Agents



- Cleverly extended linked detached villa
- Spacious dual aspect lounge with patio doors
- Modern fitted kitchen, diningroom
- 3 generous upstairs bedrooms, all with generous storage
- Stylish upstairs & downstairs shower rooms
- Gas central heating, double glazing
- Beautifully maintained gardens to both front and rear. Integrated single garage and driveway
- EPC Band D, Council tax band E

Description

This is a generously proportioned (102m sq) cleverly extended, linked detached villa situated within a popular, sought after estate. The property benefits from gas central heating and double glazing. The accommodation, all in good decorative order comprises entrance vestibule, hall, spacious dual aspect lounge with electric fire and patio doors, diningroom with under stair storage cupboard, modern fitted kitchen with appliances included, rear hall with storage and access to the gardens and finally, a fully tiled stylish shower room. Upstairs is a landing with storage cupboard, three generous bedrooms, all with storage and a stylish fully tiled shower room with modern white suite including a separate shower cabinet.





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 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 & Parking

There is a beautifully maintained garden to the front of the property with lawn, flower borders and tarmac driveway which leads to the integrated single garage with up and over front door, power and light. To the rear is a fully enclosed garden with paved and monobloc patio, lawn, established flower beds and borders with a variety of plants and shrubs, gate to the rear car park and wooden shed/summerhouse.

Extras

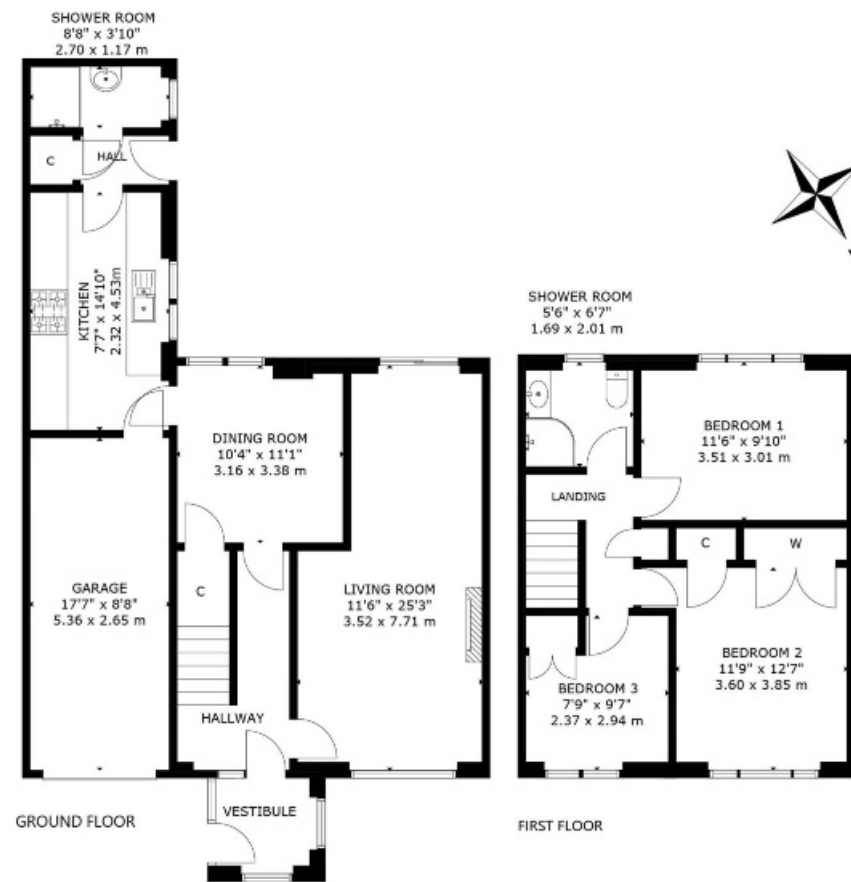
All the fitted floor coverings, blinds, gas hob, oven and cooker hood, dishwasher, fridge/freezer, automatic washer/dryer and wooden shed are included within the sale price.

Home Report

The property has been valued at £330,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131



4 PARK LANE, MUSSELBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,235 SQ FT / 115 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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