

OFFERS OVER £180,000

19 Eskview Road
Musselburgh, EH21 6PA

drummondmiller
Solicitors & Estate Agents



- Bright, well proportioned, main door, lower flat
- Requiring some modernisation
- Hall, livingroom, fitted kitchen/breakfastroom
- Two double bedrooms
- Modern shower room
- Gas central heating and double glazing
- Private gardens to front & rear. Monobloc driveway
- EPC Band D, Council tax band B

Description

This is a bright, well proportioned (72m sq) main door, lower flat forming part of a traditional 4 in a block within this popular residential area. The property now requires some cosmetic upgrading but 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 with attractive fire surround, fitted kitchen/breakfastroom with appliances, two generous double bedrooms, both with fitted wardrobes and a rear facing fully tiled shower room with two piece white suite including a walk in shower cabinet.

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 an enclosed front garden which is paved and gated providing off street parking. The larger enclosed rear garden has a paved patio, lawn, established flower beds, borders with a further paved seating area to the rear and a wooden shed.

Extras

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

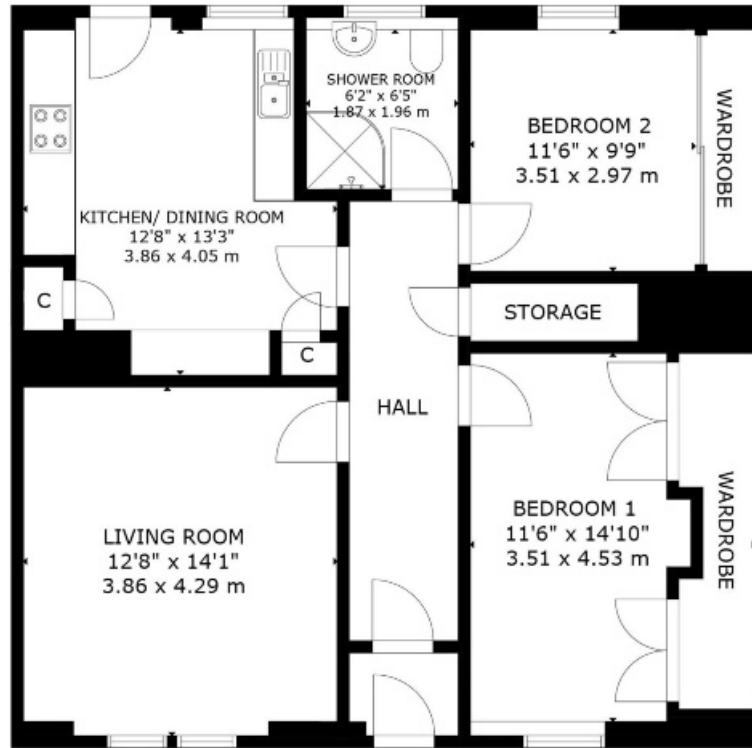
Home Report

The property has been valued by a surveyor at £185,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

19 ESKVIEW ROAD, MUSSELBURGH, EH21 6PA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 857 SQ FT / 80 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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