

OFFERS OVER £185,000

2a Market Street
Musselburgh, EH21 6PT

drummondmiller
Solicitors & Estate Agents



- Bright first floor flat
- Entrance hall with storage
- Living room and separate fitted kitchen
- Three spacious double bedrooms
- Modern fully panelled shower room
- Gas central heating and double glazing
- Unrestricted on street parking. Private garden and store
- EPC Band D, Council tax band C

Description

This is a bright and spacious, first floor flat (90 sqm) forming part of a 1950's ex local authority block of flats which is located close to the High Street and Roman Bridge. The accommodation comprises of a hallway with storage, front facing living room, fitted kitchen, three double bedrooms, all with storage and a modern fully panelled shower room with white sanitary ware and walk in glazed shower cabinet. This property will be sure to appeal to all purchasers and would be a perfect opportunity for a first time buyer.





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 nearby 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

The property benefits from a private section of rear garden with lawn, established shrubs, plants and trees and a wooden shed. There is a private understair storage cupboard within the communal stairwell and ample unrestricted on street parking to the front.

Extras

All the fitted floor coverings, blinds, curtains, integrated electric hob, oven, cooker hood, washing machine and wooden shed are included in the sale price.

Home Report

The property has been valued at £190,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





2A MARKET STREET, MUSSELBURGH, EH21 6PT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 765 SQ FT / 71 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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