FIXED PRICE £145,000

4b South Street
Musselburgh, EH21 6AT

drummondmiller
Solicitors & Estate Agents



- Traditional stone built ground floor flat
- In “move in” decorative order
- Hall, livingroom, modern fitted kitchen/breakfastroom
- Double bedroom with storage
- Stylish modern fully tiled bathroom
- Gas central heating. Double glazing
- Communal rear garden. On street parking
- EPC Band C, Council tax band B

Description

Nestled in a quiet side street just off North High Street in the sought after Fisherrow area of Musselburgh, this is a traditional, stone built ground floor flat. The property is in “move in condition and benefits from cornicing, high ceilings, gas central heating and double glazing throughout. Accommodation comprises reception hall with storage, bright front facing livingroom with original cornice work and open Edinburgh press, modern fitted kitchen/breakfastroom with integrated appliances, well proportioned front facing double bedroom with storage and a stylish rear facing, fully tiled bathroom with modern white three piece suite including a shower and screen over the bath.













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 is a well maintained communal garden to the rear of the property with lawn, fruit trees, a wooden shed and tin shed. There is unrestricted on street parking available to the front of the property.

Extras

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

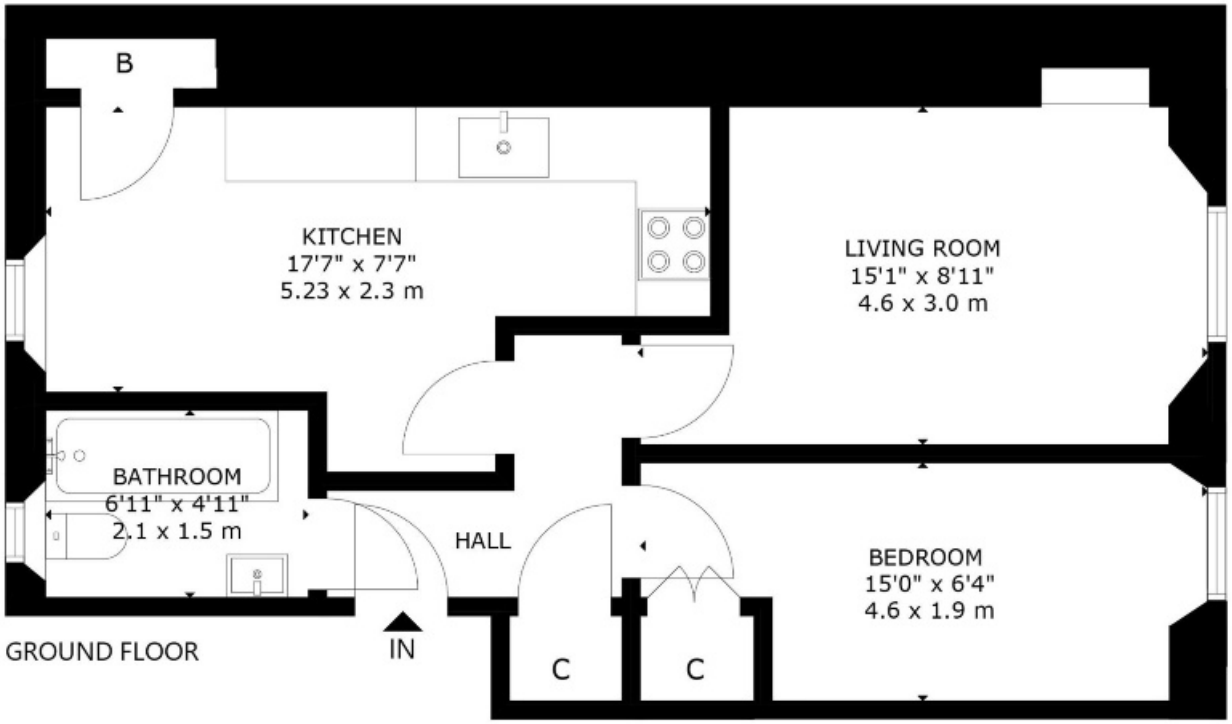
Home Report

The property has been valued by a surveyor at £145,000 and the Home Report is available via the ESPC link.

Factors

By appointment telephone Agents on 0131 665 3131

Viewing



4B SOUTH STREET, MUSSELBURGH, EH21 6AT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 463 SQ FT / 43 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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email **property@drummondmiller.co.uk**
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