

OFFERS OVER £180,000

10a Market Street
Musselburgh, EH21 6PT

drummondmiller
Solicitors & Estate Agents



- Bright ground floor flat
- Requiring modernisation and upgrading
- Living room, fitted kitchen
- Three spacious double bedrooms
- Part tiled bathroom
- Gas central heating and double glazing
- Unrestricted on street parking. Private gardens and store
- EPC Band D, Council tax band C

Description

This is a bright and spacious, first floor flat (82 sqm) forming part of a 1930's ex local authority block of flats which is located close to the High Street and Roman Bridge. The accommodation, now requiring some upgrading and modernisation, comprises a hallway with storage, front facing living room, kitchen, three double bedrooms, two with storage and a family bathroom with three piece white suite. This property will be sure to appeal to all purchasers and would be a perfect opportunity for a first time buyer or downsizer.





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 front garden with lawn and borders with a variety of plants and shrubs, the rear garden is gated with lawn, established flower borders and a wooden shed. There is a private storage cupboard within the communal stairwell and ample unrestricted on street parking to the front.

Extras

All the fitted floor coverings, blinds, curtains, gas cooker, automatic washing machine, fridge, freezer and wooden shed are included in the sale price.

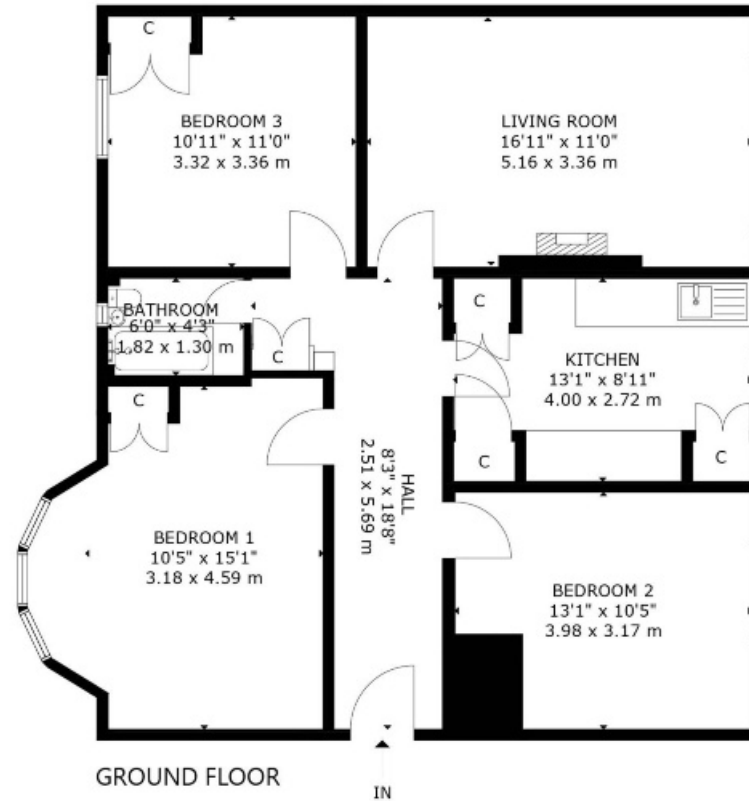
Home Report

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

Viewing

By appointment telephone Agents on 0131 665 3131





10A MARKET STREET, MUSSELBURGH, EH21 6PT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 894 SQ FT / 83 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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