

OFFERS OVER £165,000

25 Bush Street
Musselburgh, EH21 6DB

drummondmiller
Solicitors & Estate Agents



- Traditional stone built ground floor flat
- In “move in” decorative order
- Hall, livingroom
- Modern fitted kitchen
- Double bedroom and stylish modern shower room
- Gas central heating, double glazing
- Communal courtyard to rear with storage cellars. On street parking
- EPC Band D, Council tax band B

Description

Nestled in a quiet side street just off the Promenade in the sought after Fisherrow area of Musselburgh, this is a traditional, stone built ground floor flat (50m sq). The property is in true “move in condition and benefits from cornicing, high ceilings, gas central heating and double glazing. Accommodation comprises reception hall, bright front facing livingroom with twin windows and original cornice work, front facing modern fitted kitchen with appliances and wooden pulley, generous rear facing double bedroom with press cupboard and a rear facing, stylish, fully tiled two piece suite and walk in 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, 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 courtyard to the rear of the property with two allocated storage cellars and there is unrestricted on street parking available to the front of the property.

Extras

All the fitted floor coverings, blinds, integrated gas hob, oven, chimney style cooker hood, fridge/freezer and automatic washing machine are included within the sale price.

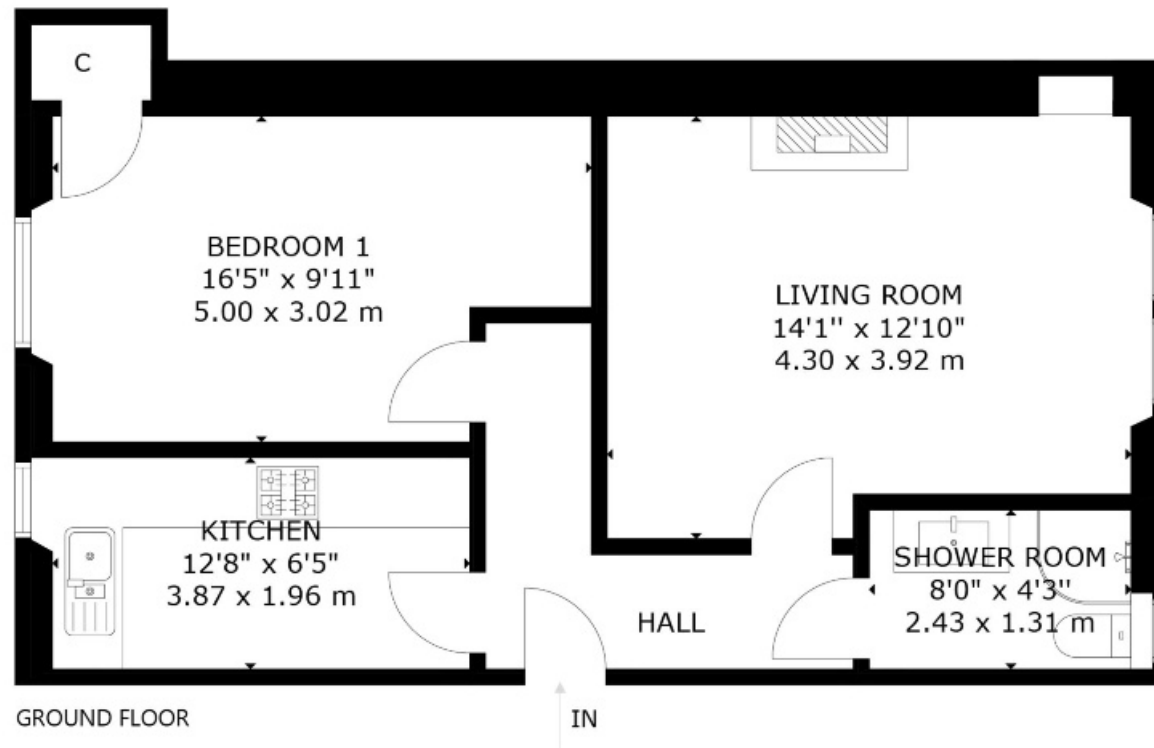
Home Report

The property has been valued by a surveyor at £170,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





25 BUSH STREET, MUSSELBURGH, EH21 6DB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 563 SQ FT / 52 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
Solicitors & Estate Agents

Call us on **0131 229 3399** or
email property@drummondmiller.co.uk
drummondmiller.co.uk



Local People. Local Offices.

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

espc