

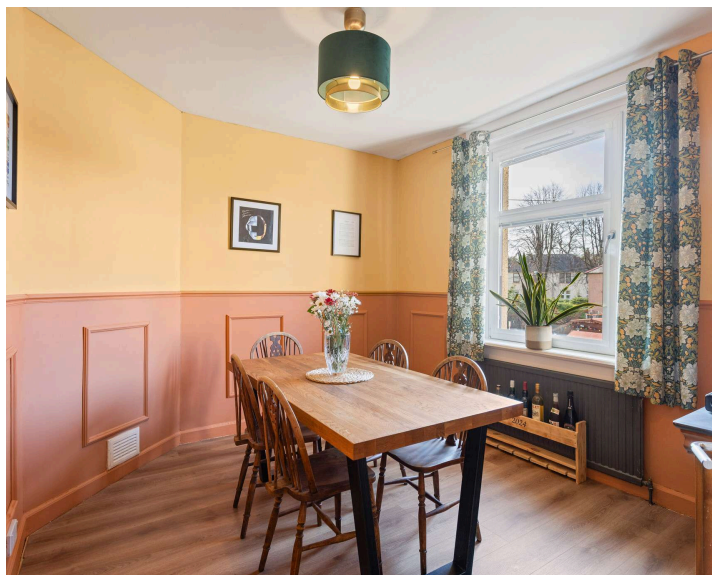


23 Eskview Avenue

Musselburgh, East Lothian, EH21 6NR



VMH ESTATE AGENTS



Well presented 4 bedroom double upper in the popular town of Musselburgh

- Sitting room
- Kitchen
- 4 well-proportioned bedrooms
- Bathroom
- Shower room
- Driveway
- Spacious family home
- Private rear garden
- Bright & well proportioned
- Gas central heating & double glazing

Offers Over:

£245,000



Further information can be found in the home report.

About the Property

Located in the popular town of Musselburgh to the east of Edinburgh, this 4 bedroom double upper offers a spacious family home within a short commuting distance to the city.

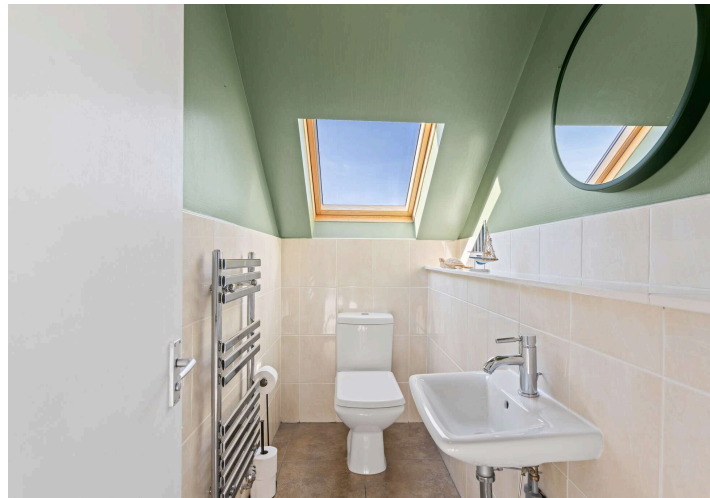
Internally the property is bright, well proportioned and presented in move in condition.

Further benefits include a private rear garden and driveway.

Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds, cooker, washing machine fridge/freezer & dishwasher.





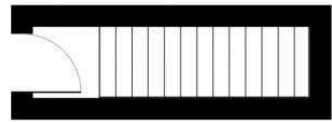
📍 Location

Approximately six miles east of Edinburgh City Centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. The property is minutes away from Eskmills which hosts Company Bakery. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk, or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

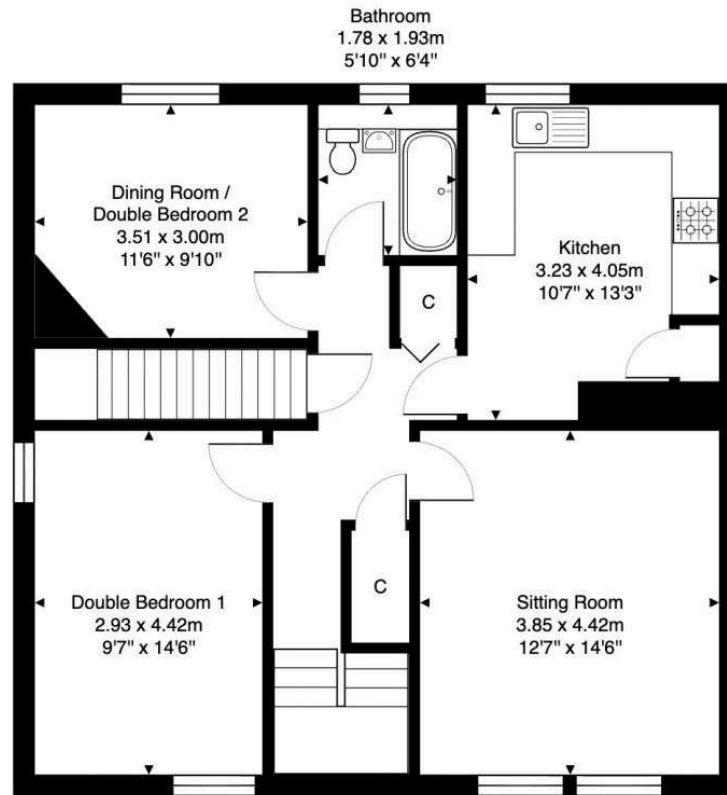


Floor Plan

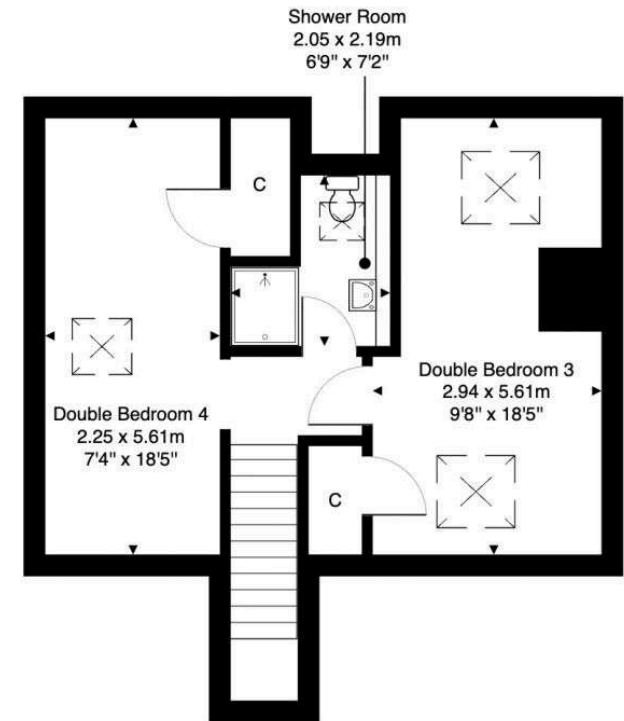
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Ground Floor



First Floor



Second Floor

Total Area: 119.7 m² ... 1289 ft²

All measurements are approximate and for display purposes only.



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