FIXED PRICE £155,000

# 59f Millhill
# Musselburgh, EH21 7RL

drummondmiller
Solicitors & Estate Agents



- Traditional top floor flat in central location
- Hall, livingroom
- Fitted kitchen with appliances
- Two bedrooms
- Part tiled bathroom
- Partial electric heating. Double glazing
- Communal rear garden, unrestricted on street parking
- EPC Band E, Council tax band B

## Description

This is a bright and spacious, top floor flat (57m sq) forming part of a traditional 6 in a block close to the High Street. In good decorative order, the property benefits from partial electric heating and double glazed windows throughout. The accommodation comprises, hall with two storage cupboards, front facing livingroom with electric fire set in a stone clad surround, fitted kitchen with appliances, double bedroom with twin windows, single bedroom and a part tiled bathroom with three piece white suite including an electric shower, curtain and rail 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, 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 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 & Parking

There are well maintained communal gardens to the rear of the property with unrestricted on street parking.

## Extras

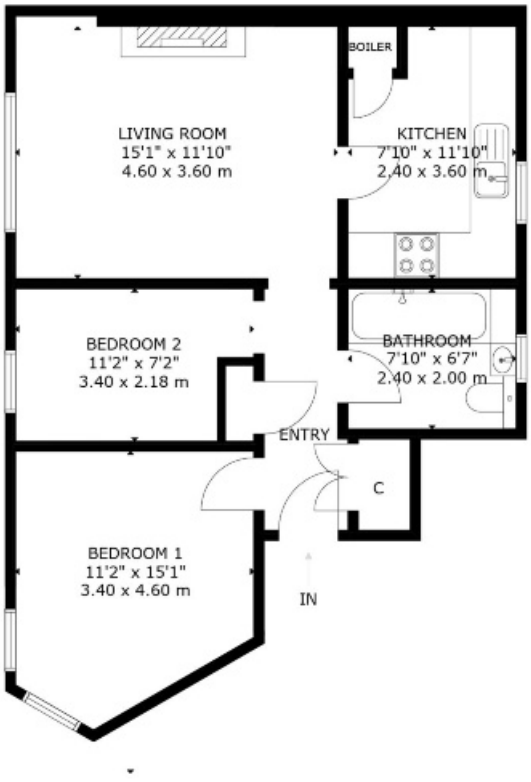
All the fitted floor coverings, curtains, integrated electric cooker, cooker hood and automatic washing machine are included within the sale price.

## Home Report

The property has been valued at £160,000 and the Home Report is available via the ESPC listing.

## Viewing

By appointment telephone Agents on 0131 665 3131







GROUND FLOOR

59F MILLHILL, MUSSELBURGH, EH21 7RL

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 626 SQ FT / 58 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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