

OFFERS OVER £130,000

21i High Street
Musselburgh, EH21 7AD

drummondmiller
Solicitors & Estate Agents



- Immaculate, centrally located second floor flat
- Living/diningroom
- Modern fitted kitchen with appliances
- Double bedroom with fitted wardrobes
- Fully tiled bathroom with 3 piece suite
- Electric storage heating, secure entryphone system
- Communal landscaped grounds. Private parking
- EPC Band C, Council tax band B

Description

This is a well proportioned second floor flat (42m sq) within a popular modern block located just off Musselburgh High Street close to all the excellent local amenities. The property benefits from electric storage heating and a secure entry phone. The accommodation, all in excellent decorative order, comprises communal entrance, hall with storage cupboard, front facing living/diningroom, a modern fitted kitchen with integrated appliances and storage cupboard, double bedroom with mirror fronted fitted wardrobes and a stylish, fully tiled bathroom with modern, white three piece suite including an electric 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, 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 grounds to the rear of the property as well as a private parking space.

Extras

All the fitted floor coverings, blinds, electric hob, oven, cooker hood, washing machine and fridge are included within the sale price.

Home Report

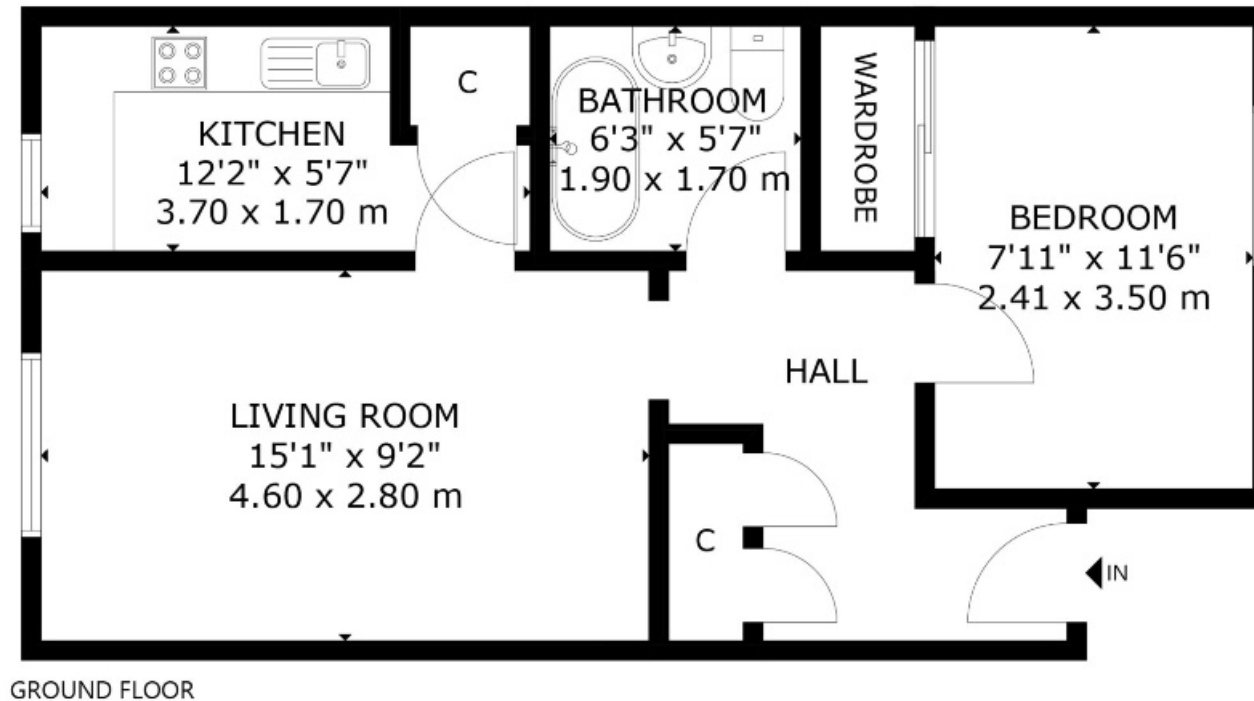
The property has been valued at £135,000 and the Home Report is available via the ESPC listing.

Factors

The property is factored by the Parsonage Owners association and the annual charge is variable but has been set at approximately £100 for this year.

Viewing

By appointment telephone Agents on 0131 665 3131.



211 HIGH STREET, MUSSELBURGH, EH21 7AD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 441 SQ FT / 41 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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