

OFFERS OVER £205,000

74 Newbigging
Musselburgh, EH21 7AR

drummondmiller
Solicitors & Estate Agents



- Traditional mid terraced villa
- In excellent decorative order
- Hall, livingroom
- Modern fitted kitchen with appliances, rear hall & WC
- Two double bedrooms and stylish modern bathroom
- Gas central heating, double glazing
- Private garden to both front and rear. On street parking
- EPC Band D, Council tax band C

Description

This is a generously proportioned (69m sq) mid terraced villa, in a central location close to the High Street, High School, sports centre, Tesco superstore and Lewisvale Park. The property is in excellent decorative order and benefits from gas central heating and double glazing throughout. Accommodation comprises a reception hall, bright front facing lounge with modern electric fire set within an attractive surround, rear facing modern fitted kitchen with integrated appliances, rear hall with access to the garden and a handy WC. Upstairs there are two generous double bedrooms, one with good storage and finally, a modern, stylish fully tiled bathroom with three piece white 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, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and 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 & Parking

There is an enclosed front garden which has been paved and pebbled for ease of maintenance and it has a ramp providing disabled access as well as a wooden storage shed. The larger rear garden has also been stone flagged for ease of maintenance and has an outside tap, plastic storage box and gate to the side alleyway.

Extras

All the fitted floor coverings, curtains, blinds, gas hob, oven, chimney style cooker hood, fridge/freezer, automatic washing machine and wooden shed and plastic storage box are included within the sale price.

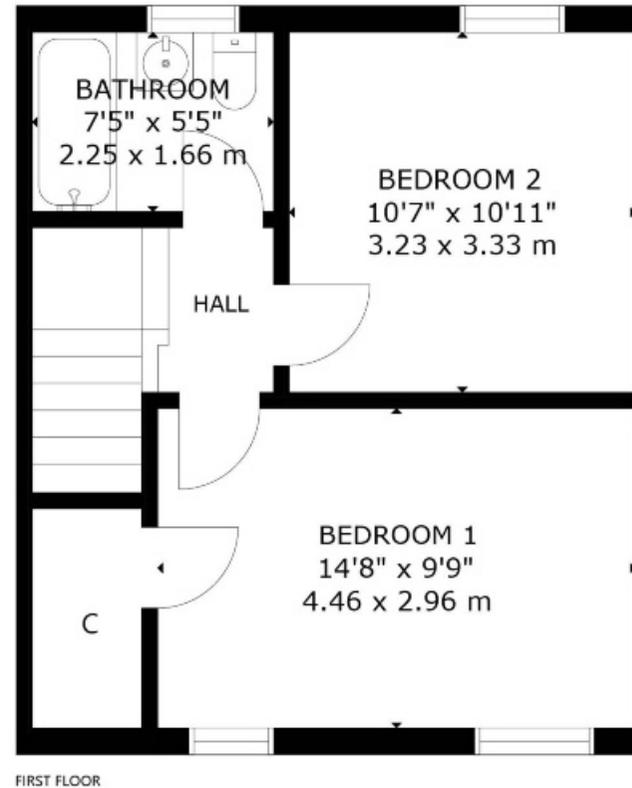
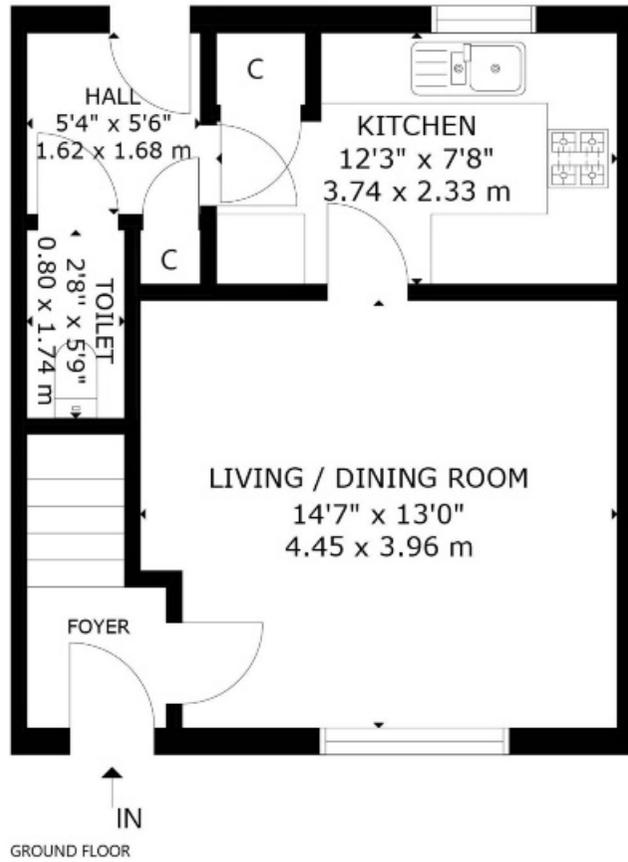
Home Report

The property is valued at £210,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





74 NEWBIGGING, MUSSELBURGH, EH21 7AR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 773 SQ FT / 71 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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