



33a Grove Street

Musselburgh, EH21 7JX



VMH ESTATE AGENTS



Virtually Staged



Bright and beautifully presented one-bedroom apartment with allocated parking

- Dual aspect sitting/dining room
- Fitted kitchen
- Double bedroom
- Modern shower room
- Most convenient location
- Fully enclosed shared garden
- Resident's parking
- Electric heating & double glazing



Offers Over:

£125,000



 Freehold

Further information can be found in the home report.

[vmh.co.uk](https://www.vmh.co.uk)

About the Property

Presented in excellent decorative order throughout, this spacious apartment offers bright, well-maintained accommodation forming part of an established modern development, quietly positioned in the popular and convenient Musselburgh area.

The accommodation comprises: a hall with storage cupboard, sitting room with dual aspect windows, fitted kitchen, generously proportioned double bedroom with wardrobes and a modern shower room with wall to floor tiling.

Externally, there is a shared drying green to the rear and an allocated parking space along with ample parking to the front. This purchase will be a perfect starter home for a first time buyer, a downsizer or as a buy to let investment, so early viewing is highly recommended.

Extras

All fitted floor coverings, blinds, light fittings, extractor hood, fridge/freezer, electric cooker & washing machine. No warranties or guarantees will be given in relation to appliances.





Floor Plan

33a Grove Street, Musselburgh, EH21 7JX



Total Area: 38.2 m² ... 411 ft²

All measurements are approximate and for display purposes only.

Location

Musselburgh is a thriving town steeped in history. The High Street has a mix of local shops, restaurants and banks. There is a variety of sporting and leisure amenities including the Musselburgh Golf and Race Courses. Although located approximately 6 miles to the east of Edinburgh city centre, there are regular train services from Musselburgh which takes approximately 8 minutes to Waverley Station. Musselburgh Station and Queen Margaret's new campus is within walking distance and the shopping complex at Fort Kinnaird provides an extensive range of High Street retail shops including a Marks & Spencer store. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh Airport, the wonderful coastal and leisure facilities along the east coast and motorway links to the rest of the country. Musselburgh provides schools in both the state and private sector.

Management

There is a Resident's Association in place at approximately £30 per month, which includes block buildings insurance.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.