

**83e Hercus Loan
Musselburgh, EH21 6BA**

OFFERS OVER £155,000



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- Traditional top floor flat
- In good decorative order
- Lounge
- Modern fitted kitchen with appliances
- Two double bedrooms and bathroom
- Gas central heating, double glazing
- Private garden to rear. Unrestricted on street parking
- EPC Band C, Council tax band B

Description

This is a generously proportioned (65m sq) second floor flat in a central location just off North High Street. The property is in good decorative order and benefits from gas central heating and double glazing throughout. Accommodation comprises well maintained shared entrance and external stair, reception hall with storage, bright lounge, modern fitted kitchen with breakfast bar and appliances, two generous double bedrooms and a part 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 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 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 and parking

There is a well maintained garden to the rear of the property with a paved patio and wooden shed with a private storage cupboard within the common stair at ground floor level. There is unrestricted on street parking to the front of the property.

Extras

All the fitted floor coverings, curtains, gas cooker, automatic washing machine, fridge/ freezer and wooden shed are included within the sale price.

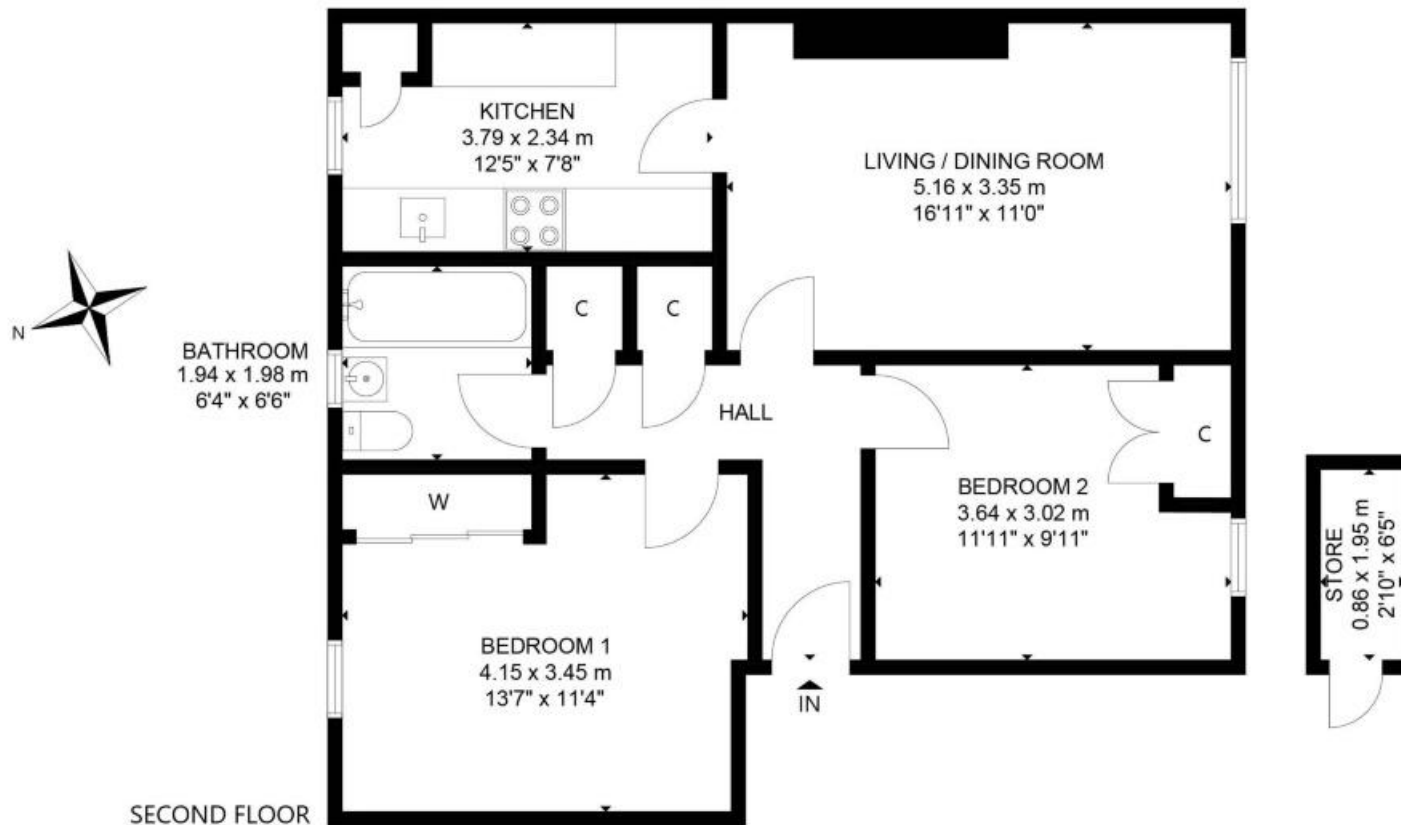
Home report

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

Viewing

By appointment telephone Agents on 0131 665 3131





83E HERCUS LOAN, MUSSELBURGH, EH21 6BA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 705 SQ FT / 66 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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