

**105b/7 Market Street
Musselburgh, EH21 6PZ**

OFFERS OVER £160,000



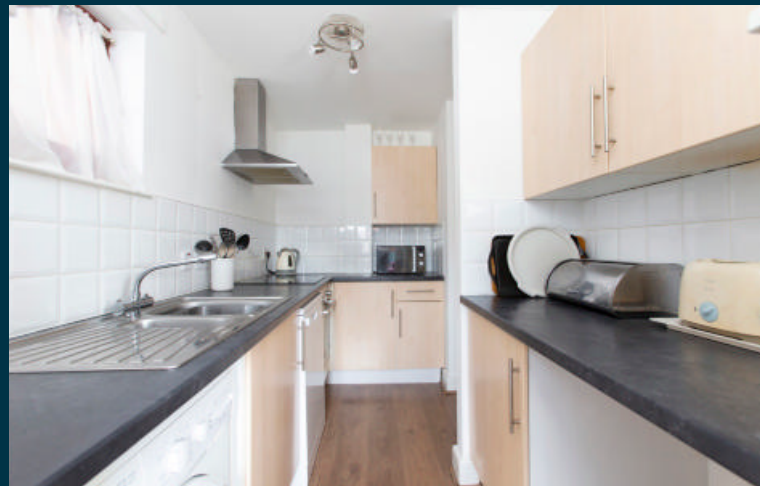
drummondmiller



- Well proportioned, modern ground floor flat
- Hall, Living/diningroom
- Open plan fitted kitchen with appliances
- Two double bedrooms, both with storage
- Modern shower room
- Electric storage heating and double glazing
- Communal drying area and allocated parking to rear
- EPC Band D, Council tax band C

Description

This is a well proportioned (53m sq) ground floor flat forming part of a modern block within this popular residential area. The property is in good decorative order throughout and has many appealing features including electric storage heating, double glazing and a secure entryphone system. The accommodation comprises, entrance hall with three storage cupboards, front facing living/diningroom, open plan fitted kitchen with appliances, two good sized double bedrooms, both with fitted wardrobes and a modern panelled shower room with two piece white suite and separate shower cabinet with an electric shower.





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 and parking

There is a residents car park to the rear with an allocated parking space and paved, communal drying area.

Extras

All the fitted floor coverings, curtains, blinds, electric hob, oven, fridge/freezer, automatic washing machine and dishwasher are to be included within the sale price.

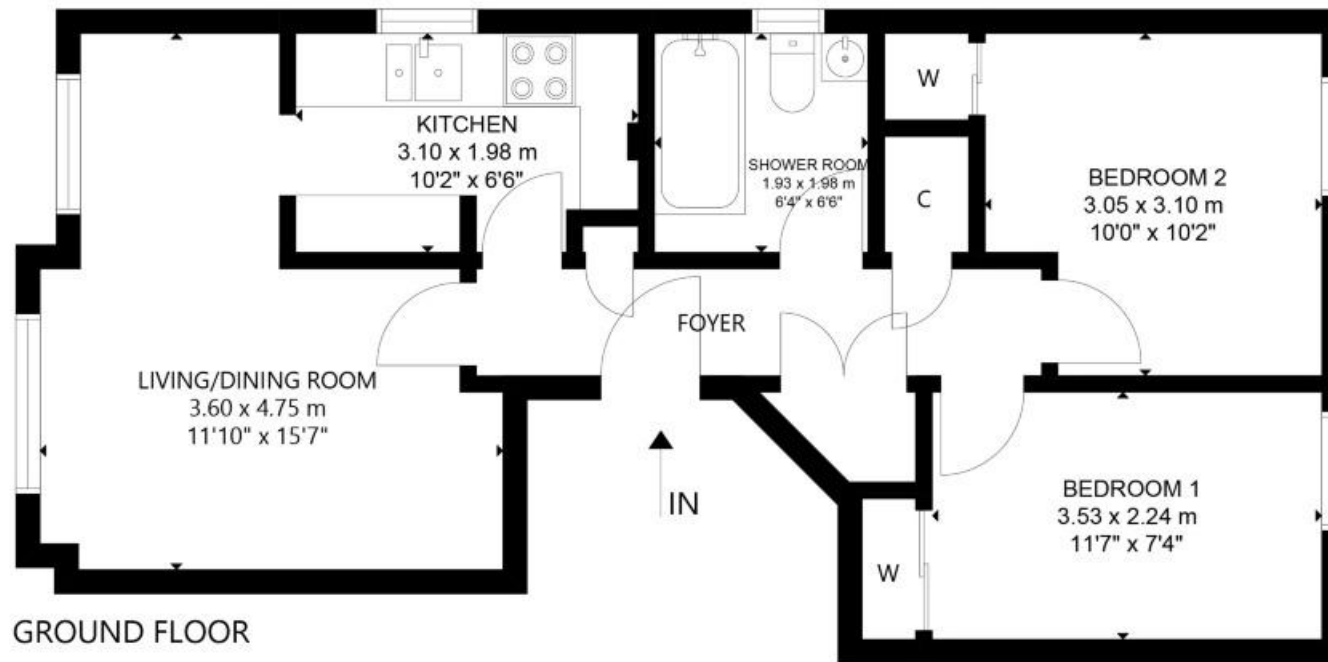
Home Report

The property has been valued by a surveyor at £165,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

105B/7 MARKET STREET, MUSSELBURGH, EH21 6PZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 571 SQ FT / 53 SQ M
ALL MEASUREMENTS AND FIXTURES INCLUDING DOORS AND WINDOWS
ARE APPROXIMATE AND SHOULD BE INDEPENDENTLY VERIFIED.
COPYRIGHT © NEST MARKETING
WWW.NEST-MARKETING.CO.UK

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
email sales@dm-property.com
dm-property.com



drummondmiller