

3e Harbour Court Musselburgh, EH21 6DL

OFFERS OVER £175,000



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- Top floor flat within modern block
- Fully modernised, in “move in” condition
- Lift access to all floors
- Entrance hall, Lounge/dining/kitchen with lovely views
- Two double bedrooms
- Modern part tiled shower room
- Electric heating and double glazing
- EPC Band D, Council tax band D

Description

This is a superb, recently refurbished and generously proportioned (66m sq) third floor flat within a modern block close to Musselburgh harbour. The property benefits from lift access to all floors, electric heating and full double glazing. The accommodation, all in “move in” condition, comprises shared entrance and stair, hall with storage cupboard, lounge/diningroom with super views along the East Coast, open plan kitchen with appliances, two double bedrooms and an internal shower room with modern two piece white suite and separate shower cabinet with 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 & parking

There is an allocated parking space within the private garage at ground floor level.

Extras

All the fitted floor coverings, blinds, integrated electric hob and oven, fridge/freezer and automatic washing machine.

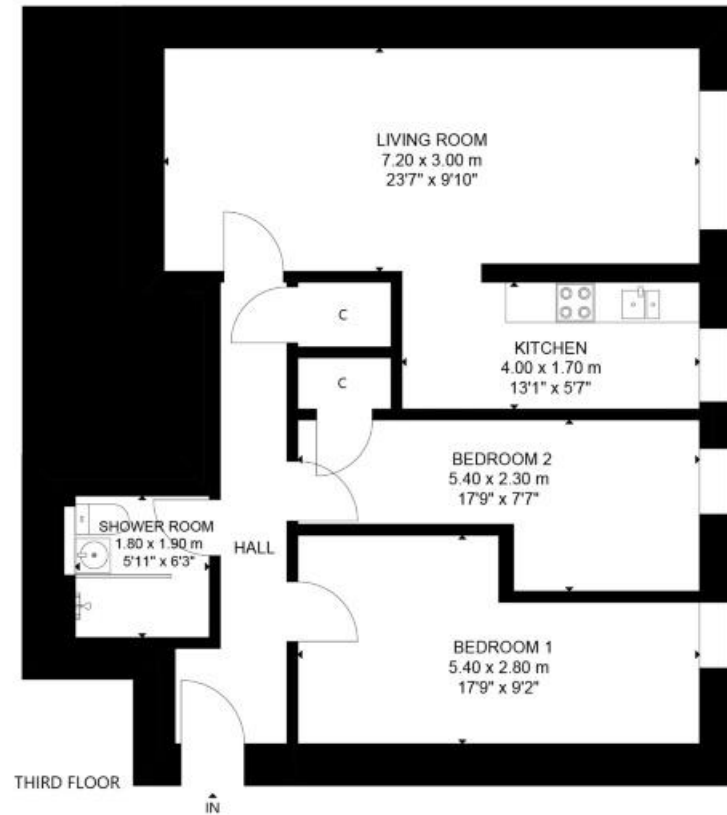
Home Report

The property has been valued at £180,000 by the surveyor and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





3E HARBOUR COURT HARBOUR ROAD, MUSSELBURGH, EH21 6DL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 745 SQ FT 69 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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