

19 Eskside West Musselburgh, EH21 6PL

FIXED PRICE £330,000



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- Traditional main door double upper flat
- Superb views over the River Esk
- Hall, livingroom, diningroom
- Fitted kitchen with appliances
- Three bedrooms, shower room and attic rooms
- Gas central heating, period features
- Unrestricted on street parking
- EPC Band E, Council tax band E

Description

Overlooking the picturesque River Esk in sought after Musselburgh, this is a delightful main door double upper flat (138m sq). The property is in good decorative order and benefits from high ceilings, period features and gas central heating throughout. Accommodation comprises a ground floor entrance vestibule with staircase to reception hall with storage cupboard, bright front facing livingroom with triple windows and feature fireplace, rear facing diningroom with tiled fireplace, modern fitted kitchen with appliances, two generous bedrooms and a rear facing part tiled shower room with two piece white suite and separate shower cabinet. Stairs lead to the attic level which has a large double bedroom with dormer window, walk in storage cupboard and two large storage rooms off with potential for conversion subject to local authority planning consent.





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 deep walk in storage cupboard at ground level. Unrestricted on street parking is available to the front of the property.

Extras

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

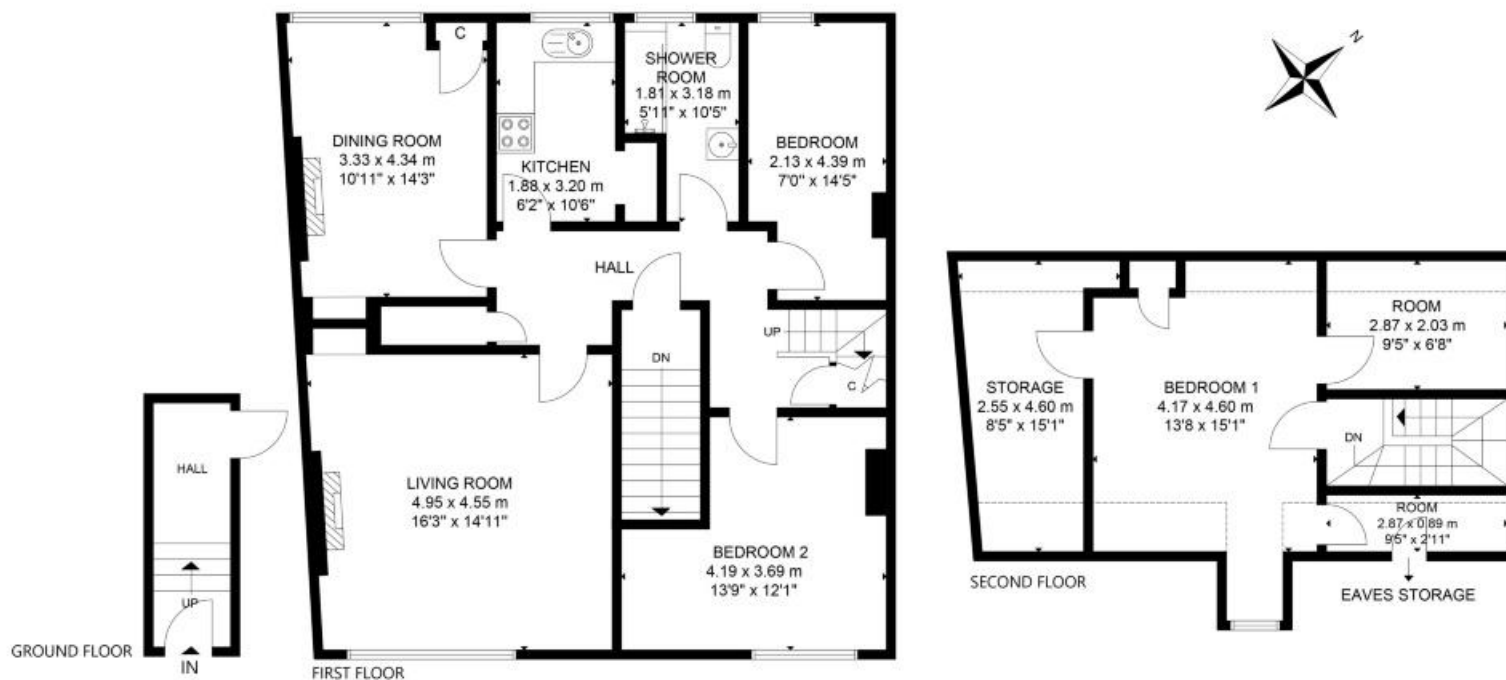
Home Report

The property has been valued by a surveyor at £375,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





19 ESKSIDE WEST, MUSSELBURGH, EH21 6PL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,471 SQ FT / 137 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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