



121d, Inveresk Road, Musselburgh, EH21 7AU

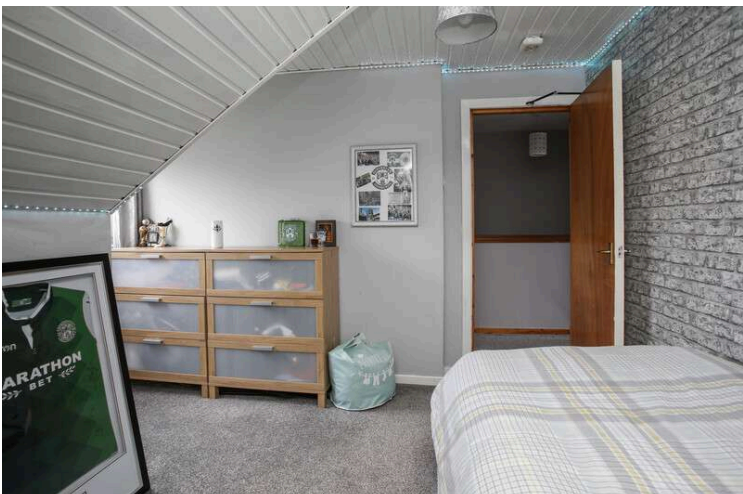
www.mcdougallmcqueen.co.uk



Sylvia @ McDougall McQueen is delighted to offer buyers the opportunity to acquire this tastefully presented double upper flat. Located in a quiet yet central part of Musselburgh, close to shopping, leisure and schooling amenities and in truly walk in condition. The accommodation briefly comprises: on the lower level : a welcoming entrance with two generous storage cupboards, large stunning lounge with traditional features including cornice and ceiling rose; newly installed stunning contemporary kitchen/dining room with integrated fridge/freezer, washing machine and high level oven. Useful wc with whb and window. On the upper level are two double bedrooms, both of good proportions and well presented and a modern bathroom with shower bath over bath, whb within vanity unit and a window giving natural light.

The property benefits from new gas central heating with hive controls, new double glazing, decorated throughout to a high standard and well maintained communal gardens along with unrestricted parking.

- Stunning double upper flat in desirable area
- Recent refitted modern kitchen and bathroom
- New gas central heating and double glazing
- Well maintained communal gardens
- Close proximity to amenities and schools
- Good storage and tasteful decor



Location

The popular and historic coastal town of Musselburgh, situated just East of Edinburgh on the shores of the Firth of Forth is surrounded by picturesque countryside and sprawling green spaces and boasts delightful walks along the river, promenade and nearby beaches. The area is well served with a vast selection of first rate golf courses including the famous racecourse, leisure facilities, theatre, swimming pool/sports centre and a modern gym. Musselburgh has a vast array of local shops, artisan cafes and restaurants on its doorstep, with a wide range of supermarkets within easy reach. Fort Kinnaird which enjoys a wide range of large high street brands, restaurants and cinema is handily located, and Musselburgh is within easy reach of the city bypass and local railway station which has a quick and regular service to Edinburgh city centre. The area further profits from ample bus service making the location ideal for commuters. Highly regarded nurseries, primary and secondary schools are close by, as well as Queen Margaret University making Musselburgh an enviable and highly sought after location

Extras

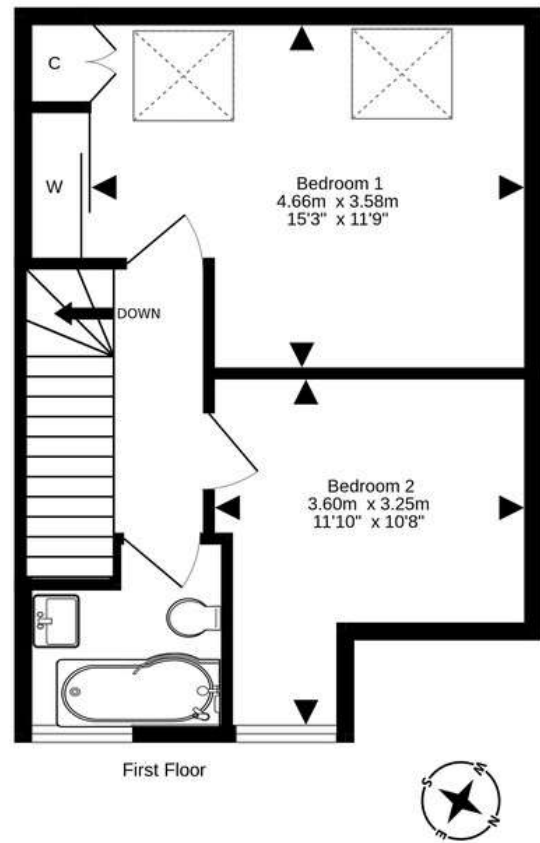
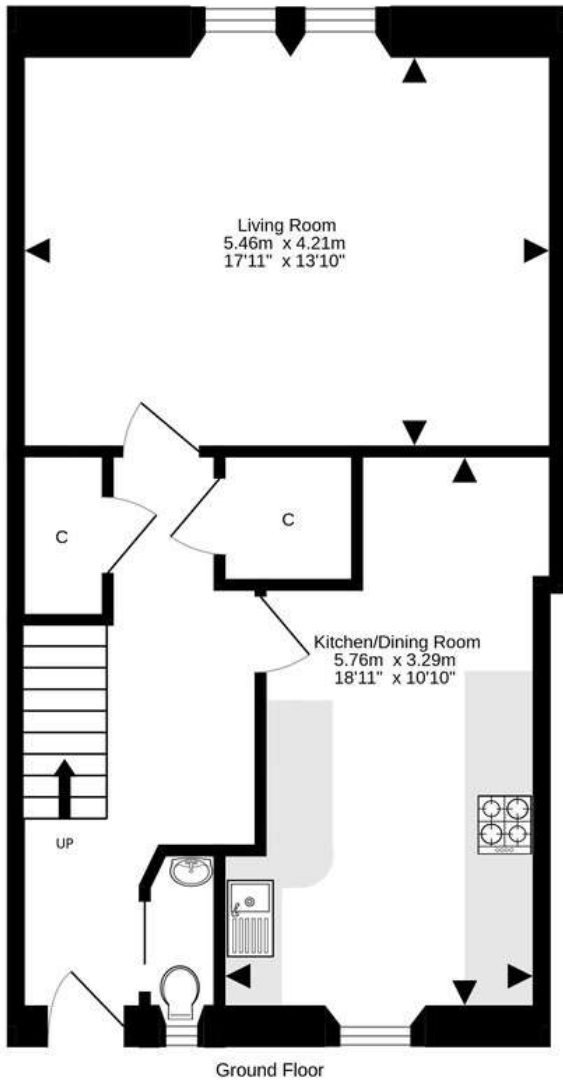
Included in the sale are all window coverings, light fittings and garden shed.

Price & Viewing

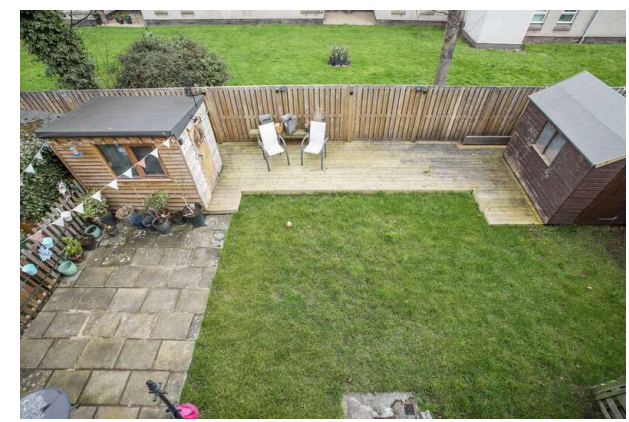
For price and viewing information or further details on this property please contact Sylvia 07590 014416

EPC Band - D

Council Tax Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

