

**29 Whitehill Avenue
Musselburgh, EH21 6PF**

OFFERS OVER £220,000



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- Generous mid terraced chalet style villa
- Hall, WC, Livingroom
- Modern fitted kitchen/diningroom with French doors
- Three good bedrooms
- Stylish modern shower room
- Gas central heating and double glazing
- Well maintained gardens to front and rear
- EPC Band D, Council tax band D

Description

This is a well proportioned (93m sq) mid terraced chalet style villa with a bright, leafy outlook located within this popular residential area close to QMU and Musselburgh railway station. The property benefits from gas central heating and double glazing throughout. The generous accommodation comprises at ground floor level, a welcoming entrance hall with good storage, handy downstairs WC, spacious front facing sitting room with picture window overlooking the grassy communal area, a modern fitted kitchen/diningroom with appliances, three generous bedrooms, all with storage and finally a modern shower room.





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 small front garden with lawn whilst the larger, fully enclosed rear garden has a lawn, chipped borders, paved patio and a gate to the rear car park with ample parking for residents and visitors.

Extras

All the fitted floor coverings, blinds, curtains, integrated gas hob, oven, cooker hood and fitted bedroom furniture are to be included within the sale price.

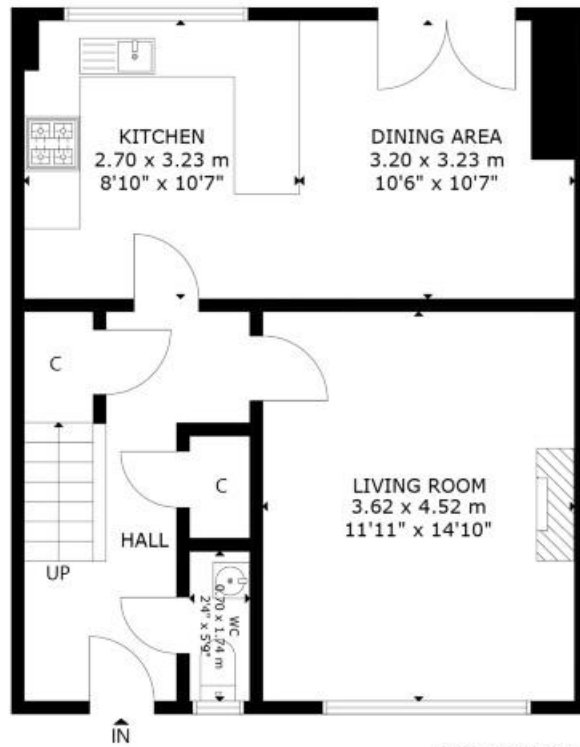
Home Report

The property has been valued by a surveyor at £225,000 and the Home Report can be downloaded via the ESPC website.

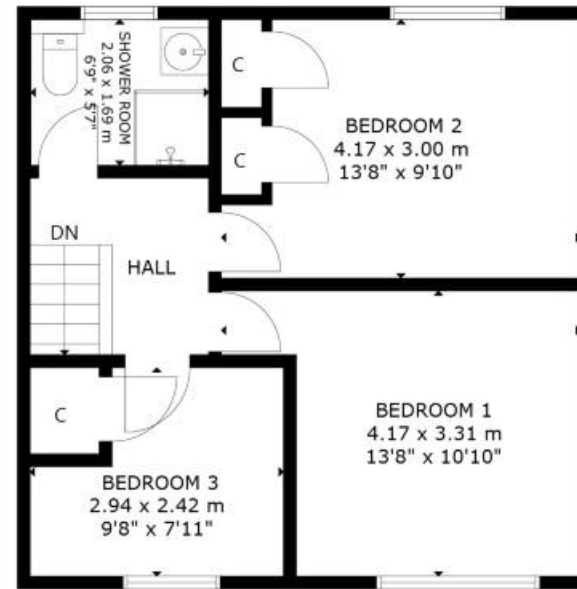
Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR



FIRST FLOOR

29 WHITEHILL AVENUE MUSSELBURGH EH21 6PF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 987 SQ FT / 91 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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