

2c Harbour Road Musselburgh, EH21 6DL

OFFERS OVER £150,000



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- First floor flat within traditional tenement
- In good decorative order
- Harbour views
- Entrance hall, Livingroom/kitchen
- Two bedrooms
- Modern part tiled shower room
- Gas central heating and double glazing
- EPC Band C, Council tax band B

Description

This is a recently refurbished and generously proportioned (56m sq) first floor flat within a traditional stone built tenement close to Musselburgh harbour. The property benefits from secure entryphone system, gas central heating with a new boiler and double glazing. The accommodation, all in "move in" condition, comprises a well maintained shared entrance and stair, hall with storage cupboard, lounge with superb views towards the harbour, open plan kitchen with appliances, two bedrooms, both with storage and a part tiled shower room with modern two piece white suite and separate shower cabinet.





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 well maintained communal garden to the rear and ample unrestricted parking is available to the front of the property.

Extras

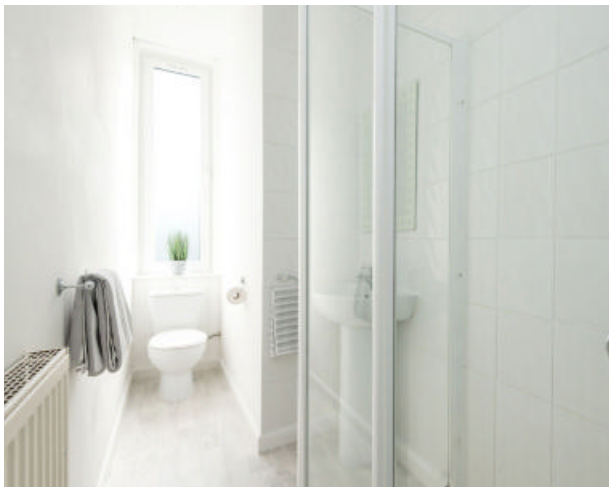
All the fitted floor coverings, blinds, integrated electric hob and oven, fridge and automatic washing machine are included within the sale price.

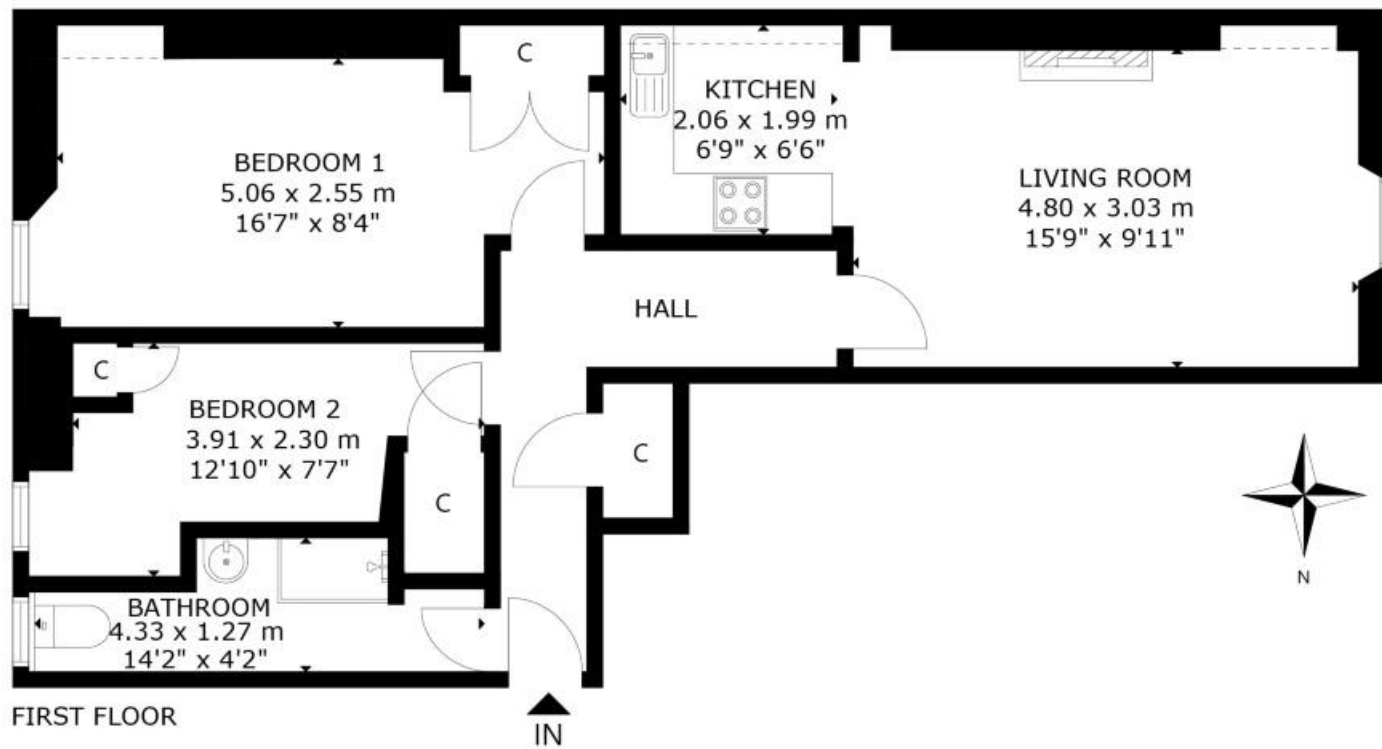
Home Report

The property has been valued at £155,000 by the surveyor and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





FIRST FLOOR

2C HARBOUR ROAD, MUSSELBURGH, EH21 6DL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 627 SQ FT / 58 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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