

19 West Holmes Gardens Musselburgh, EH21 6QW

OFFERS OVER £320,000



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- Charming traditional mid terraced villa
- Hall, sittingroom with feature fireplace
- Diningroom, kitchen
- Two double bedrooms, one single bedroom
- Modern bathroom with four piece suite
- Many original features, partial electric heating
- Private gardens to rear, on street parking
- EPC Band F, Council tax band E

Description

Most impressive mid terraced villa (120m sq) of traditional red sandstone build within a peaceful residential street only a short walk from the banks of the River Esk. The property now in need of some modernisation retains a wealth of original features including cornicing and ceiling rose and benefits from partial electric heating. The flexible accommodation comprises entrance vestibule with mosaic tiled floor, hall, sittingroom with feature fireplace, ornate cornice and ceiling rose, rear facing dining room with fireplace and storage cupboard, and a modern fitted kitchen with appliances and door to the rear garden. The upstairs accommodation comprises two double bedrooms, a single bedroom and a mezzanine level family bathroom with modern three 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 and parking

There is an enclosed private garden located to rear of the property which has been paved for ease of maintenance. There is ample unrestricted on street parking available to the front of the property.

Extras

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

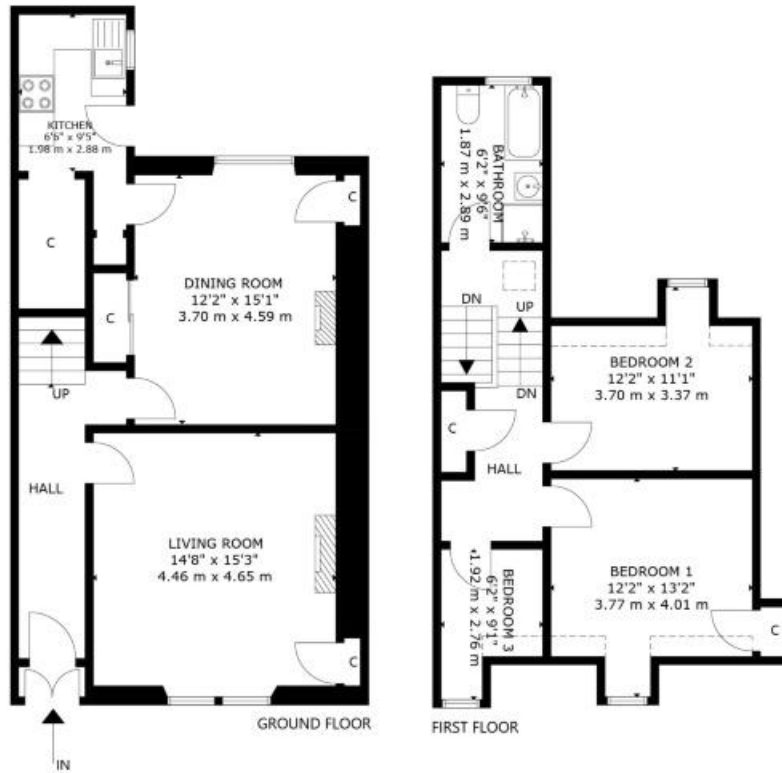
Home Report

The property has been valued by a surveyor at £325,000 and the Home Report is available via the ESPC link.

Viewing

By appointment via Agents telephone 0131 665 3131





19 WEST HOLMES GARDENS, MUSSELBURGH, EH21 6QW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,165 SQ FT / 108 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
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