

**10 Ashgrove View  
Musselburgh, EH21 7LZ**

OFFERS OVER £265,000



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- Well-proportioned semi detached villa
- Now in need of some modernisation
- Hall, livingroom, kitchen
- 4 double bedrooms
- Family bathroom, two WC's
- Gas central heating and double glazing
- Well maintained front & rear gardens. Driveway
- EPC Band D, Council tax band D

### Description

Located within a small cul de sac within a popular 1930's estate, this rarely available and spacious semi detached villa (105m sq) makes an ideal family home. Now in need of some modernisation but benefitting from gas central heating and double glazing throughout. The generous accommodation comprises; entrance hall with storage cupboard, rear facing livingroom with electric fire set within stone surround, front facing diningroom/double bedroom 4, rear facing fitted kitchen and a handy downstairs WC. Upstairs there is a landing with WC, three further generous double bedrooms and finally, a family bathroom with three piece white suite including a Mira Sport shower over the bath.





### 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 front garden with lawn, established flower borders and a paved and gated driveway. A gate leads to the larger, fully enclosed, mature rear garden which has lawn, paved patio, metal shed and wooden shed. There is further on street parking available to the front of the property.

### Extras

The fitted floor coverings, blinds, curtains, gas cooker, fridge, freezer, automatic washing machine, metal shed and wooden shed are included in the sale.

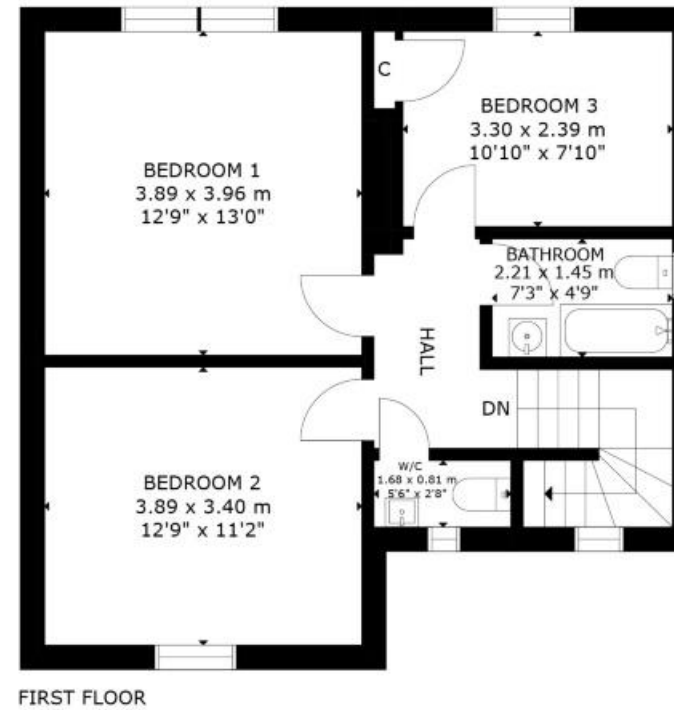
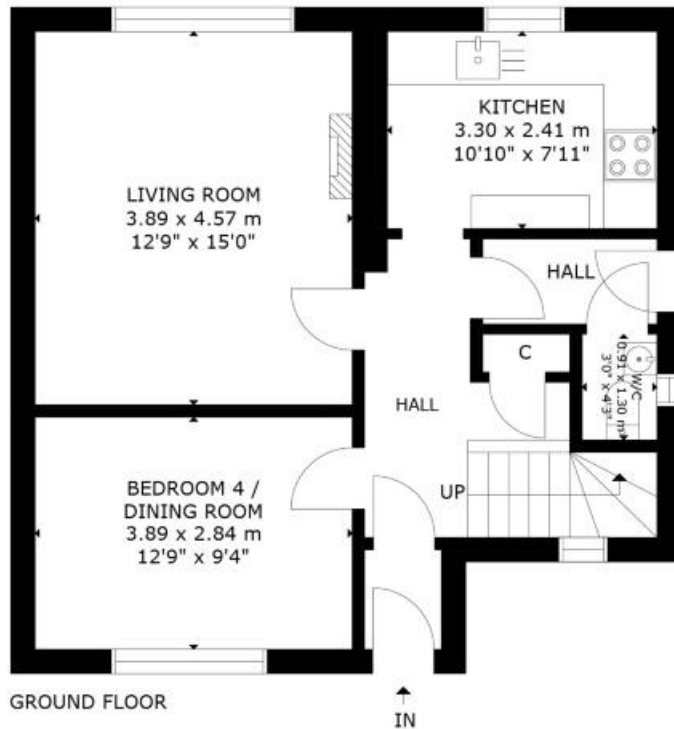
### Home Report

The property has been valued by surveyors at £270,000 and the Home Report is available via the ESPC web site.

### Viewing

To view telephone Agents 0131 665 3131.





10 ASHGROVE VIEW, MUSSELBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,145 SQ FT / 106 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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