

54 Whitehill Gardens Musselburgh, EH21 6PQ

OFFERS OVER £199,000



drummondmiller



- Generous mid terraced chalet style villa
- Hall, livingroom
- Modern fitted kitchen/breakfastroom with patio doors
- Two double bedrooms
- Stylish modern shower room
- Gas central heating and double glazing
- Well maintained gardens to front and rear
- EPC Band D, Council tax band C

Description

This is a well proportioned (82m 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 is in good decorative order and benefits from gas central heating and double glazing throughout. The generous accommodation comprises at ground floor level, a welcoming entrance hall, spacious front facing living room with window overlooking the grassy communal area and a modern fitted kitchen/breakfastroom with breakfast bar, patio doors and appliances included. Upstairs there two generous double bedrooms, both with storage and finally a stylish modern shower room with two piece white suit 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 open plan front garden with chipped area and flower borders whilst the larger, fully enclosed rear garden has been paved and chipped for ease of maintenance with raised planters, flower bed, wooden shed and a gate to the rear pathway.

Extras

All the fitted floor coverings, blinds, curtains, gas cooker, cooker hood, automatic washing machine and fridge, freezer and wooden shed are to be included within the sale price.

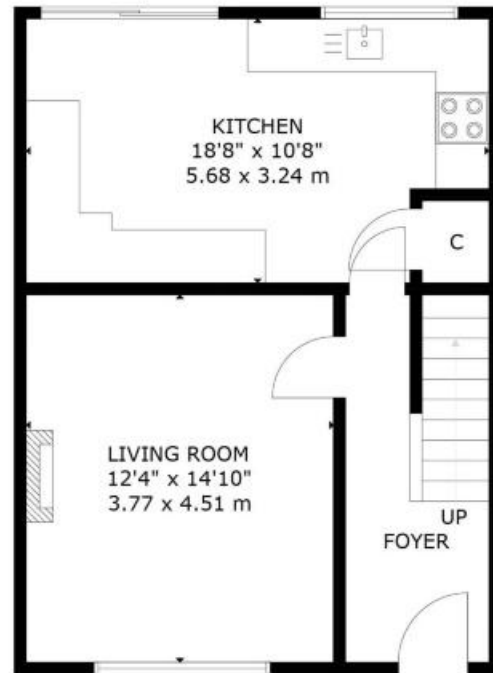
Home Report

The property has been valued by a surveyor at £205,000 and the Home Report can be downloaded via the ESPC website.

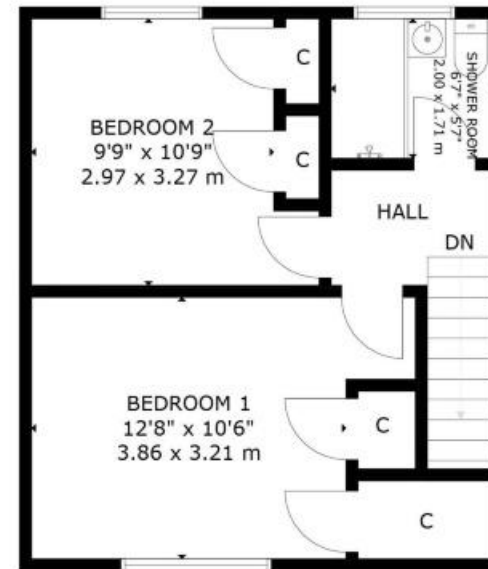
Valuation

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR



FIRST FLOOR

54 WHITEHILL GARDENS MUSSELBURGH EH21 6PQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 888 SQ FT / 83 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk



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
dm-property.com



drummondmiller