

26 Mayfield Crescent Musselburgh, EH21 6HA

OFFERS OVER £185,000



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- Generous end terraced chalet style villa
- Hall, livingroom with French doors
- Fitted kitchen/diner, utility room
- Two double bedrooms, one with en suite WC
- Part tiled shower room
- Gas central heating and double glazing
- Well maintained gardens to front, side and rear
- EPC Band D, Council tax band C

Description

This is a well proportioned (82m sq) end terraced chalet style villa located within this popular residential area close to QMU and Musselburgh railway station. The property is now in need of some modernisation but benefits from gas central heating and double glazing throughout. The generous accommodation comprises at ground floor level, a welcoming entrance hall, spacious rear facing living room with gas fire, feature fireplace and French doors to the garden, a fitted kitchen/diner with twin side facing windows, a storage and appliances included, a handy utility room housing the gas boiler, fitted units and a door to the back garden, and finally a part tiled shower room with two piece white suite and separate double width shower cabinet with glazed screen. Upstairs there two generous double bedrooms, both with good storage whilst one has an en suite WC.





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 lawn and flower borders whilst the larger, fully enclosed side and rear gardens are fully enclosed with lawn, paved patio, flower beds and a wooden shed. There is ample unrestricted on street parking.

Extras

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

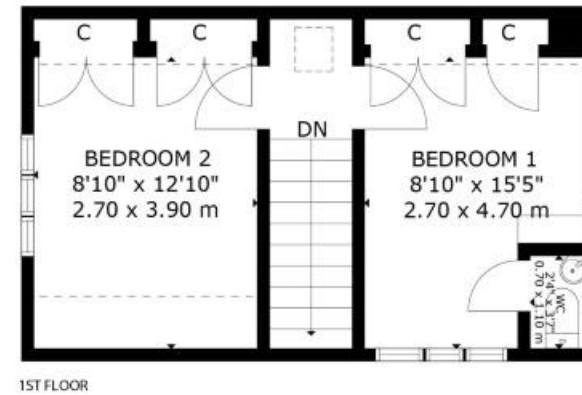
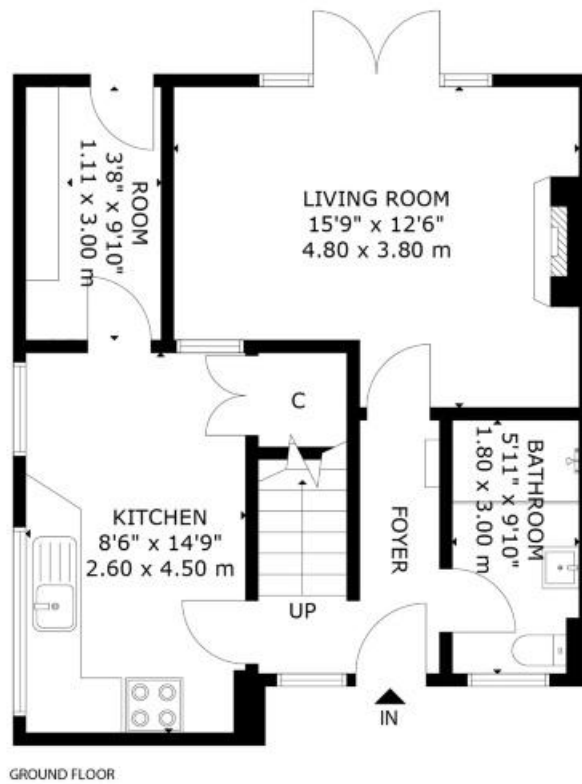
Home Report

The property has been valued by a surveyor at £190,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone Agents on 0131 665 3131





26 MAYFIELD CRESCENT, MUSSELBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 791 SQ FT / 73 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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