

**8 Park Gardens  
Musselburgh, EH21 7JY**

OFFERS OVER £305,000



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- Well proportioned, modern semi detached villa
- In “move in” condition
- Livingroom, conservatory
- Modern fitted kitchen/diningroom
- Three bedrooms, one en suite and modern family bathroom
- Gas central heating, double glazing
- Gardens to front, side & rear. Driveway
- EPC Band C, Council tax band E

### Description

This is a modern, well proportioned (103m sq) semi detached villa within this small sought after cul de sac on the edge of Lewisvale Park. The property is in true “move in” condition and benefits from gas central heating and double glazing throughout. Accommodation comprises reception hall, WC, front facing livingroom with feature fireplace, under stair storage cupboard and French doors to the modern fitted kitchen/diningroom with appliances and French doors to the sunny rear facing conservatory with door to the garden. Upstairs is the master bedroom with mirror fronted fitted wardrobes and a fully tiled en suite shower room, a further rear facing double bedroom with fitted wardrobes, a single bedroom with over stair storage cupboard and finally, a stylish modern, fully tiled family bathroom with shower, curtain and rail 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, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and 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 within the town 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, landscaped front garden with flower borders and a monobloc driveway with space for two cars. There is a larger enclosed, sunny rear garden with paved patio, lawn, raised flower beds, sand pit and wooden shed.

### Extras

All the fitted floor coverings, curtains, blinds, integrated gas hob, oven, cooker hood, fridge/freezer, dishwasher and wooden shed are included within the sale price.

### Home Report

The property has been valued at £310,000 by a surveyor and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131





FIRST FLOOR



GROUND FLOOR

8 PARK GARDENS, MUSSELBURGH EH21 7JY  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 1,130 SQ FT / 105 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 0131 0131 0141 0131  
 655 034 663 9568 229 3399 332 0086 665 3131

Call us on 0131 229 3399 or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)



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