

**35 Dalrymple Loan
Musselburgh, EH21 7DJ**

FIXED PRICE £170,000



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- Charming main door lower flat in highly sought after location
- Entrance vestibule, hall, sittingroom with door to garden
- Modern fitted kitchen/breakfastroom with integrated appliances
- Double bedroom
- Stylish shower room
- Gas central heating
- Stunning, landscaped rear garden
- EPC Band C, Council tax band B

Description

This is a charming main door lower flat (48m sq) forming part of a stone built converted villa, built around 1840. It offers lovely cottage style accommodation, all in "move in" condition throughout. The accommodation comprises, an entrance vestibule, hall with plumbed utility cupboard, sittingroom with glazed door to the garden, modern fitted kitchen/breakfastroom with integrated appliances, double bedroom and a stylish shower room with two piece white suite and tiled shower. The property benefits from gas central heating via a combi boiler.





Location

The popular coastal town of Musselburgh, which lies just to the north, 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 offer 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, 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 Loretto School and 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 large, fully enclosed landscaped rear garden which incorporates the remains of an old stone built washhouse with seating area, lawn, beautiful flower borders and a handy external storage cupboard. There is unrestricted on street parking in the surrounding streets.

Extras

All the fitted floor coverings, blinds, curtains, electric hob, oven, chimney style cooker hood, dishwasher and sofa are included within the sale price.

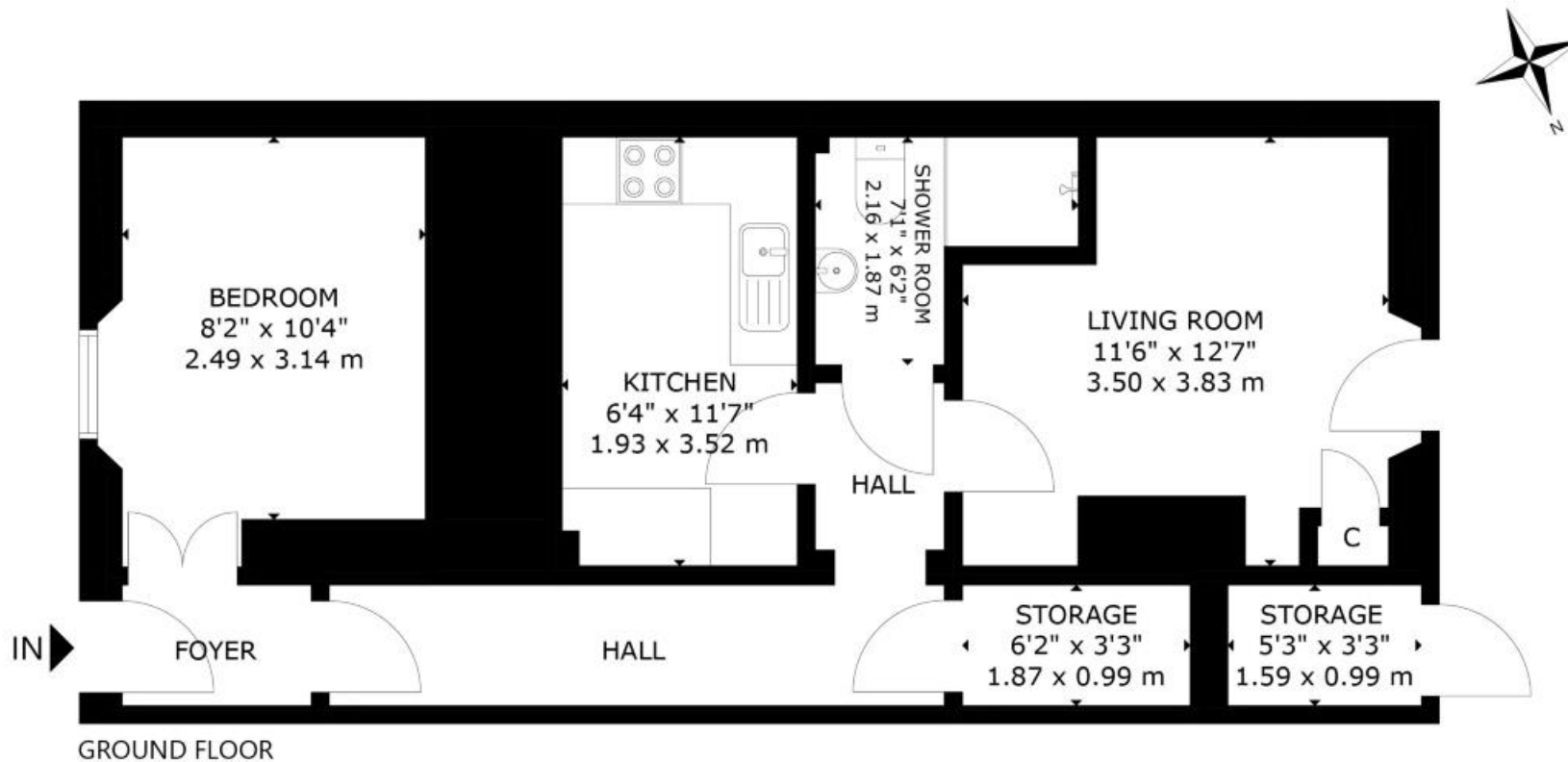
Home Report

The property has been valued by a surveyor at £170,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





35 DALRYMPLE LOAN, MUSSELBURGH, EH21 7DJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 547 SQ FT / 51 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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