

12b Bush Terrace Musselburgh, EH21 6DF

OFFERS OVER £180,000



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- Traditional first floor flat with stunning sea views
- Entrance hall, Living/diningroom
- Modern fitted kitchen with appliances
- Double bedroom with fitted wardrobes
- Stylish, modern fully tiled shower room
- Gas central heating, double glazing
- Well maintained shared garden. On street parking
- EPC Band D, Council tax band B

Description

This is an attractive and generously proportioned (59m sq) first floor flat, featuring a bright open outlook with stunning views across the Firth of Forth. Located within a well maintained traditional tenement located on the promenade of Fisherrow beach. In true "move in" condition, the property benefits from gas central heating and double glazing throughout. The accommodation comprises entrance hall, living/diningroom with feature fireplace, shelved display recess, deep shelved storage cupboard and window seats offering a spectacular sea view, rear facing modern fitted kitchen with integrated appliances included, generous rear facing double bedroom with fitted wardrobes and a stylish fully tiled shower room with modern two piece white suite and shower cubicle.





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 a well maintained shared garden to the rear of the property. Unrestricted on street parking is available to the front of the property.

Extras

All the fitted floor coverings, curtains, integrated gas hob, oven, microwave, chimney style cooker hood, dishwasher and automatic washing machine are included within the sale price.

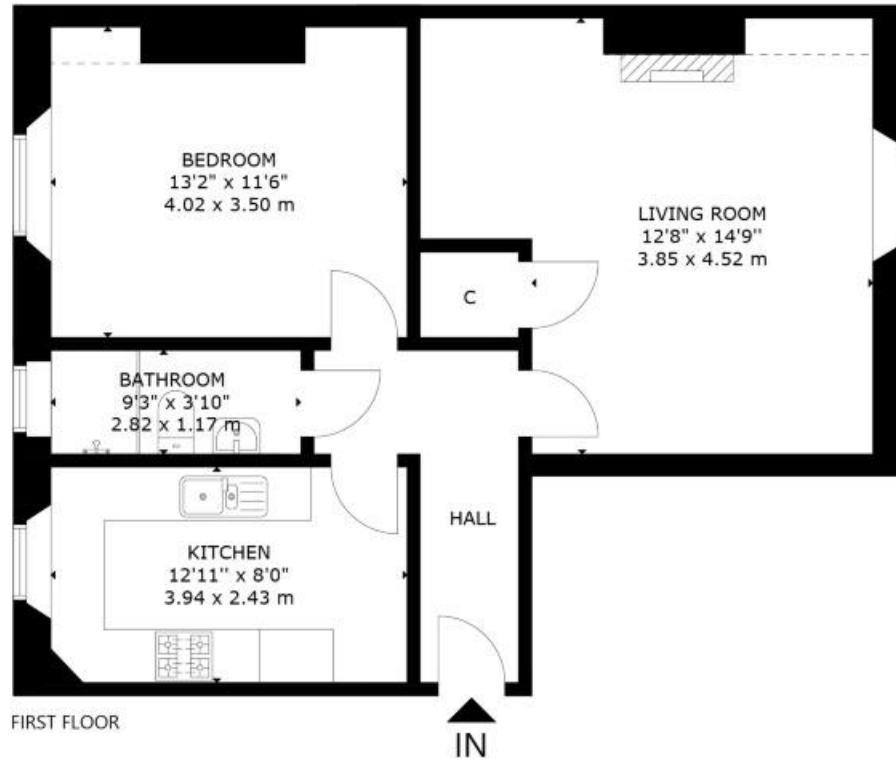
Home Report

The property has been valued by a surveyor at £185,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment via Agents 0131 665 3131





12B BUSH TERRACE, MUSSELBURGH, EH21 6DF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 648 SQ FT / 60 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 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
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