

**16 Pinkie Terrace
Musselburgh, EH21 7NB**

OFFERS OVER £210,000



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- Well proportioned semi detached villa
- Entrance vestibule, hall, Livingroom
- Modern fitted kitchen with appliances
- Three double bedrooms
- Modern fully tiled bathroom
- Gas central heating, double glazing
- Gardens to front & rear. Driveway & garage
- EPC Band C, Council tax band C

Description

This is a well proportioned (94m sq) traditional semi detached villa within a popular estate close to Pinkie St Peters School. The property is in good decorative order and benefits from gas central heating and double glazing throughout. Accommodation comprises an entrance vestibule with deep understair storage cupboard, hall, front facing livingroom with triple windows, rear facing modern fitted kitchen with appliances, Rear facing stylish bathroom with modern three piece white suite including an electric shower over the bath and three generous upstairs double bedrooms, all with storage.





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 front garden with lawn, pebbled borders and gate to the front with a paved driveway leading to the detached single garage with up and over front door, power and light. The larger, enclosed rear garden has also been well maintained with wooden decking, artificial lawn and door to the garage.

Extras

All the fitted floor coverings, blinds, gas range style cooker with 8 gas rings, electric double oven and chimney cooker hood are included within the sale price.

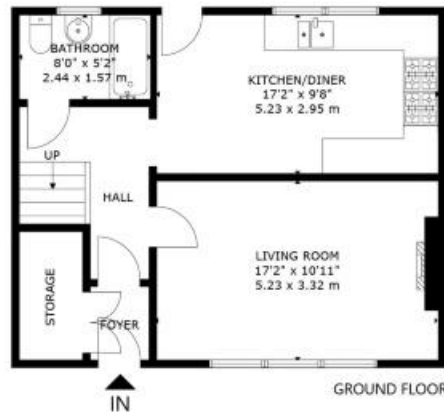
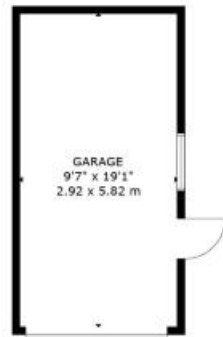
Home Report

The property is valued at £215,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





16 PINKIE TERRACE, MUSSELBURGH, EH21 7NB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,037 SQ FT / 96 SQ M
 GARAGE 183 SQ FT / 17 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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