

**57 Pinkie Road
Musselburgh, EH21 7ET**

OFFERS OVER £160,000



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- Main door lower flat in central location
- In good decorative order throughout
- Hall, spacious lounge
- Modern fitted kitchen
- Two generous double bedrooms
- Modern shower room
- Gas central heating. Double glazing. Driveway
- EPC Band C, Council tax band B

Description

This is a bright and spacious main door lower flat (62m sq) forming part of a 1950's block close to Lewisvale Park, good local shopping and Musselburgh Grammar School. In good decorative order throughout, the property benefits from gas central heating, exterior cladding and double glazed windows. The accommodation comprises, hall with two storage cupboards, front facing lounge with electric fire set in an attractive surround, rear facing modern fitted kitchen/breakfastroom with appliances, two double bedrooms and a modern shower room with two piece white suite and separate shower cabinet with electric shower.





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 are well private gardens to both the front and rear of the property, with tarmac driveway and lawn to the front with a lawn and wooden shed to the rear.

Extras

All the fitted floor coverings, blinds, integrated gas hob, oven, cooker hood, automatic washing machine and wooden shed are included within the sale price.

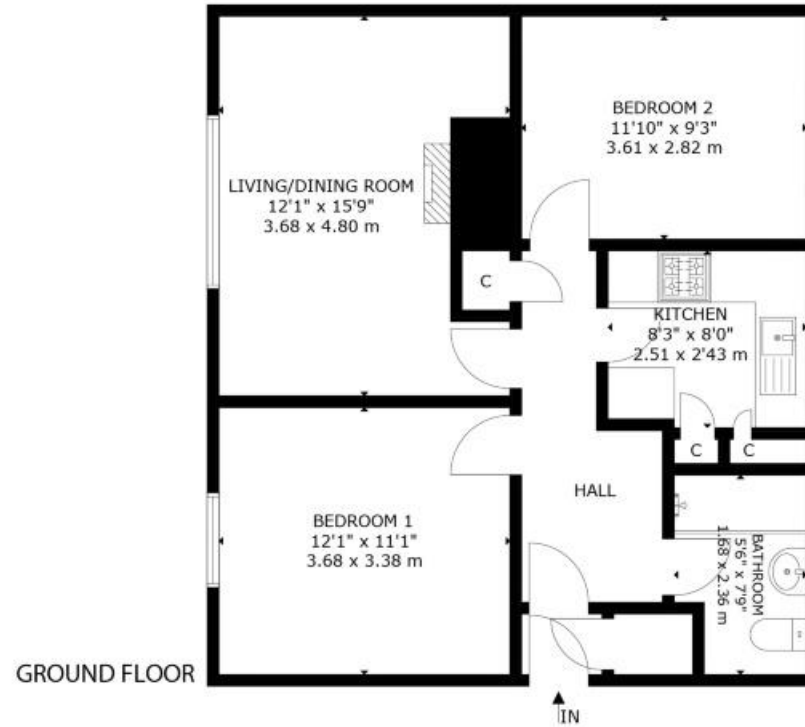
Home Report

The property has been valued at £165,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

57 PINKIE ROAD, MUSSELBURGH, EH21 7ET
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 667 SQ FT / 62.5Q M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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