

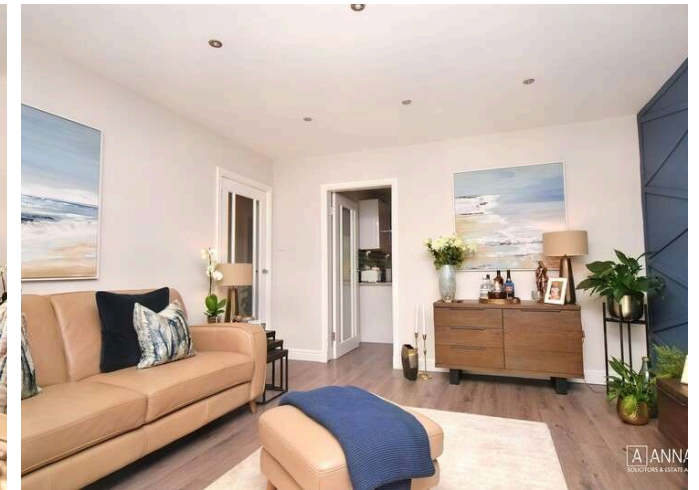
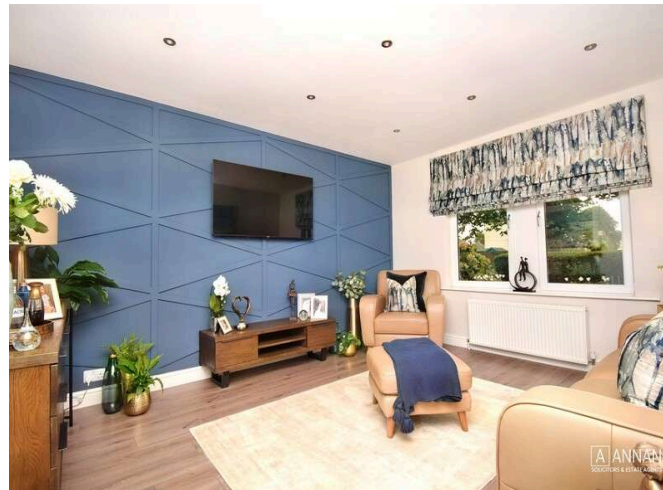
**37 Eskview Road**  
**Musselburgh, EH21 6PA**





# "37 Eskview Road is an exceptional, two bedroom main-door flat, situated on a quiet residential street"

- ENTRANCE PORCH
- HALLWAY
- LOUNGE
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



## DESCRIPTION

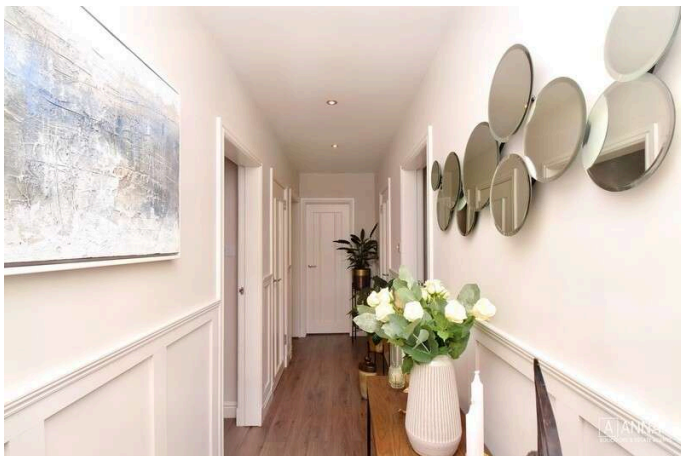
37 Eskview Road is an exceptional, two bedroom main-door flat, situated on a quiet residential street in the established area of Musselburgh, East Lothian. Having been fully renovated throughout by the current owner with quality fixtures and fittings leading throughout, early viewing is highly recommended. The accommodation comprises: welcoming entrance hall with two storage cupboards off; well-proportioned living room with twin windows allowing natural daylight to flood in; contemporary dining kitchen with integrated appliances and ample floor and wall mounted storage cupboards; front facing double bedroom 1 with fitted mirrored wardrobes; double bedroom 2 to the rear with fitted mirrored wardrobes and a modern, fully tiled family shower room which completes the accommodation on offer. Externally, the property has a low maintenance front garden and to the rear, a truly outstanding private landscaped rear garden with patio, perfect for entertaining within the summer months. The property further benefits from: gas central heating; double glazing and unrestricted street parking.

## EPC RATING

The energy efficiency rating for this property is band C



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area  
75 sq m / 807 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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