

9 The Paddock Musselburgh, EH21 7SP

OFFERS OVER £170,000



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- Modern first floor flat in small exclusive development
- Hall, spacious lounge/diningroom with stunning views
- Fitted breakfasting kitchen with appliances
- 2 generous double bedrooms, both with fitted wardrobes
- Stylish modern bathroom
- Electric heating, double glazing and secure entryphone system
- Residents allocated parking
- EPC Band B, Council tax band D

Description

This is a modern first floor flat (61m sq) set within a small exclusive development with views across the Racecourse and located close to the town centre. All in true "move in" decorative order, the accommodation comprises a beautifully maintained shared entrance and stair, reception hall with good storage, bright front facing lounge with box bay window offering super views, fitted breakfasting kitchen with integrated appliances, two double bedrooms, both with fitted wardrobes and a stylish, internal fully tiled bathroom with modern three piece white suite including a shower and screen over the bath. The property benefits from secure entryphone system, electric storage heating and double glazing throughout.





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 an allocated private parking space to the rear of the property as well as landscaped communal grounds and an allocated external bin store.

Extras

All fitted floor coverings, blinds, electric hob, oven, cooker hood and fridge/freezer are included within the sale price.

Factors

The property is factored with current fees of £40 per month payable to the Paddock Residents Association covering maintenance of communal areas, stair cleaning, communal electricity and block building insurance fees.

Home Report

The property has been valued by a surveyor at £175,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131.



FIRST FLOOR

9 THE Paddock, MUSSELBURGH, EH21 7SP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 654 SQ FT / 61 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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