

2/1 Wanless Court Musselburgh, EH21 7QU

OFFERS OVER £135,000



drummondmiller



- Modern ground flat in central location
- In “move in” decorative order throughout
- Hall, spacious lounge/diner
- Modern fitted kitchen/breakfastroom
- Generous double bedroom with wardrobes
- Stylish modern shower room
- Electric heating. Double glazing. Residents parking
- EPC Band D, Council tax band C

Description

This is a bright and spacious, modern ground floor flat (62m sq) forming part of a 1990's development close to the High Street. In “move in” decorative order throughout, the property benefits from electric heating and double glazed windows. The accommodation comprises, hall with two storage cupboards, spacious lounge/diner, modern fitted kitchen/breakfastroom with appliances, generous double bedroom with mirror fronted fitted wardrobes and a stylish, 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 landscaped communal grounds to the rear of the building with an allocated parking space.

Extras

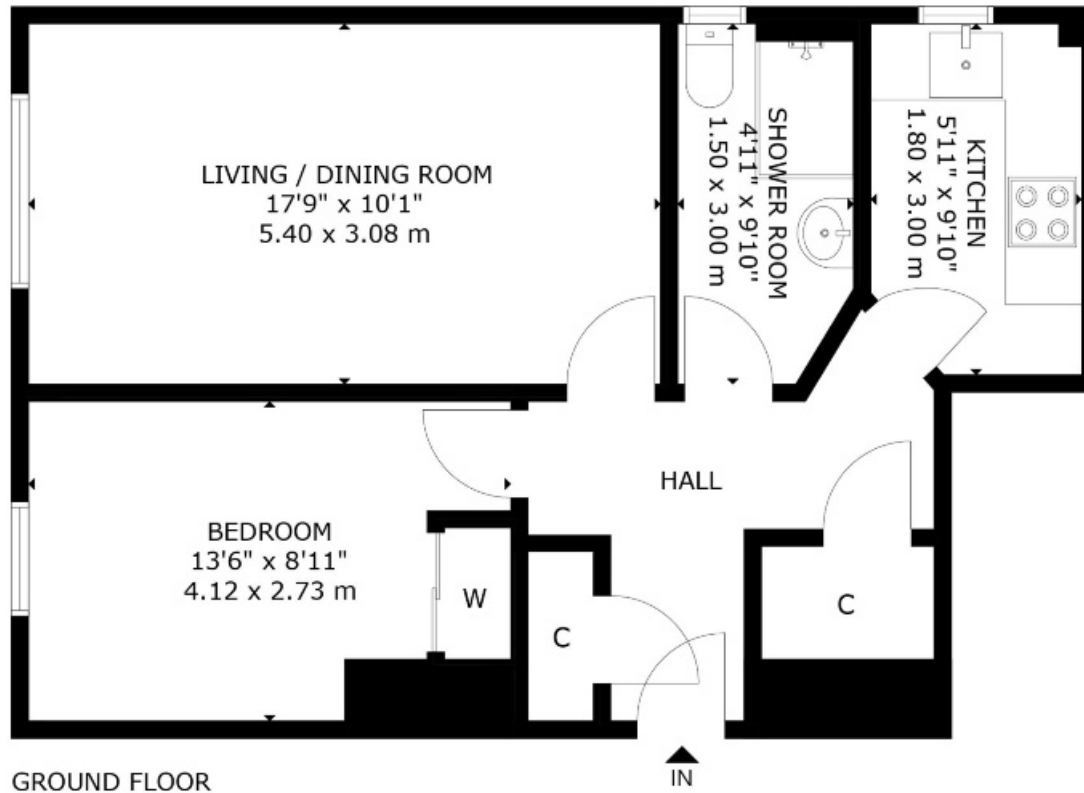
All the fitted floor coverings, blinds, integrated induction hob, electric oven, cooker hood and fridge/freezer are included within the sale price.

Home Report

The property has been valued at £140,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131



GROUND FLOOR

2/1 WANLESS COURT, MUSSELBUGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 537 SQ FT / 50 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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