

# 21 The Paddock Musselburgh, EH21 7SP

OFFERS OVER £160,000



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

### Description

This is a modern ground floor flat (61m sq) set within a small exclusive development next to the Racecourse, golf course and nature reserve 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, 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. The property benefits from secure entry phone 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.

### Extras

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

### 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.

### Note

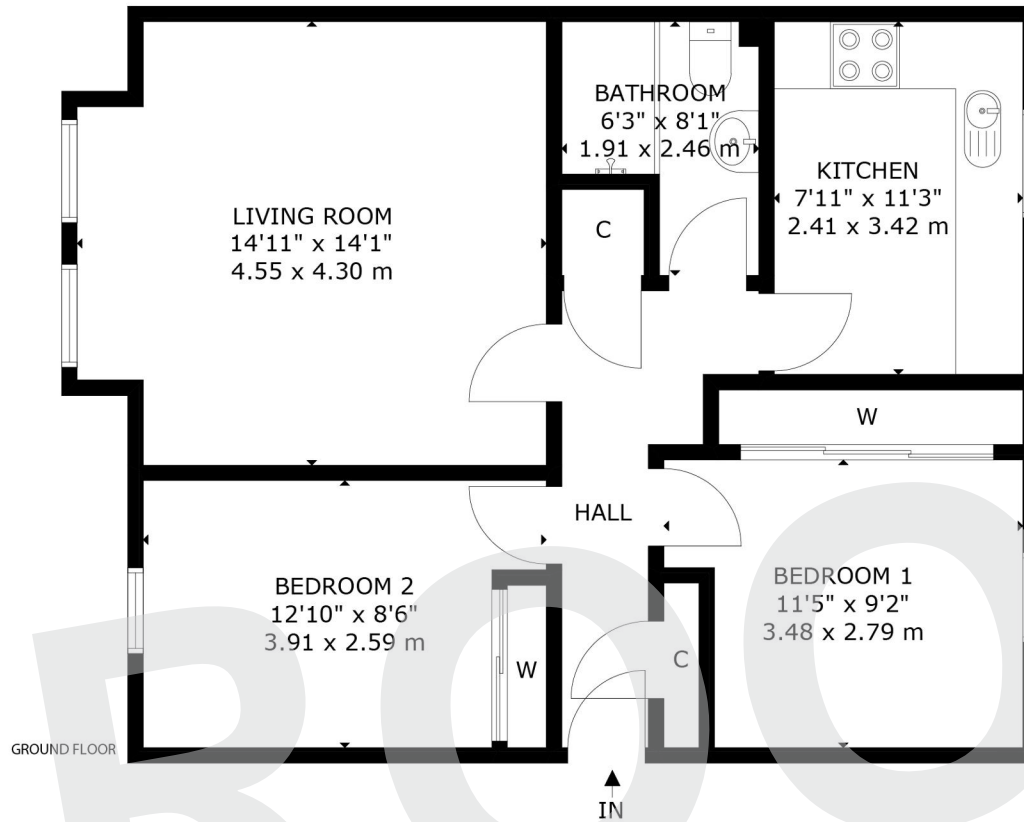
The property is factored with current fees of £40 per month with an initial £400 float payable to the Paddock Residents Association covering maintenance of communal areas, stair cleaning, communal electricity and block building insurance fees.

### Viewing

By appointment telephone Agents on 0131 665 3131.

### Home Report

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



PROOF

21 THE Paddock MUSSELBURGH EH21 7SP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 665 SQ FT / 62 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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