

**169 Clark Avenue
Musselburgh, EH21 7FD**

OFFERS OVER £215,000



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- Immaculate, modern mid terraced villa
- Living/Dining room with French doors
- Fully fitted kitchen with modern appliances
- Master bedroom with fitted wardrobe, 2nd double bedroom
- Bright and spacious 3 piece bathroom, downstairs WC
- Gas central heating and double glazed windows
- Well maintained rear garden. Allocated parking space
- EPC Band B, Council tax band C

Description

This Immaculate mid terraced house (65m sq) provides excellent family living on a prime site with open outlook to the front over open communal grounds within this popular modern estate. The accommodation in brief comprises; entrance hallway with under stair storage cupboard and WC, rear facing living/diningroom with French doors to the garden and a modern fitted kitchen to the front with integrated appliances. Upstairs consists of two bedrooms, one with fitted storage and the main bathroom which is part tiled and has a modern three piece white suite with shower and screen over the bath. There is ample storage in the property including the loft which is floored and the property benefits from gas central heating and double glazing throughout. Ideal for first time buyers, professional couples, and families alike, early viewing is highly recommended.





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

The fully enclosed landscaped garden to the rear has been well maintained and has a paved patio, artificial lawn and gate to the rear of the property which gives access to the allocated parking space.

Extras

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

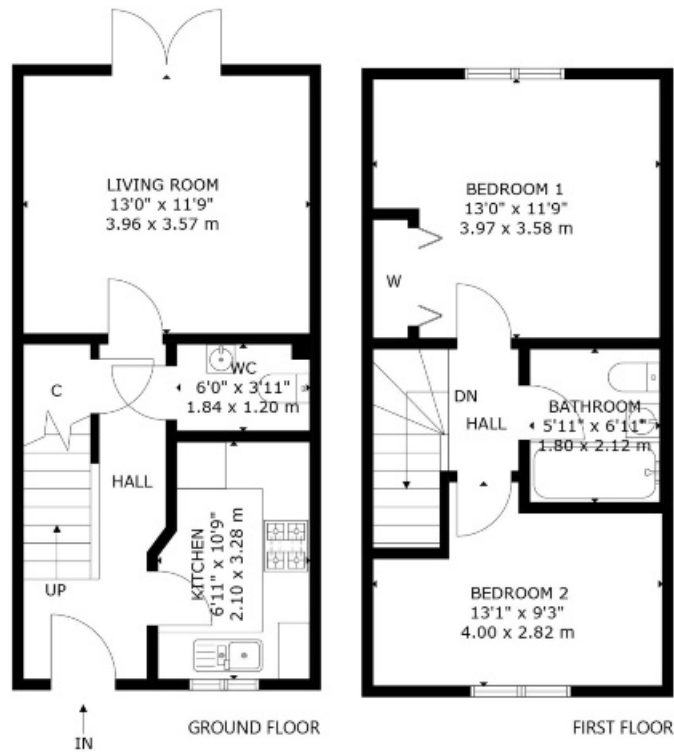
Home Report

The property has been valued by surveyors at £220,000 and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131





169 CLARK AVENUE, MUSSELBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 715 SQ FT / 66 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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