

**4a Ladywell
Musselburgh, EH21 6LJ**

OFFERS OVER £125,000



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- Bright, ground floor flat within established development
- In excellent decorative order
- Lounge, fitted kitchen/breakfastroom
- Generous double bedroom
- Shower room
- Gas central heating, double glazing, entryphone
- Shared drying area. Residents parking
- EPC Band C, Council tax band B

Description

This is a bright and well proportioned (50m sq) ground floor flat within a well maintained, established development in the heart of Musselburgh and well located for excellent amenities. In excellent decorative order throughout and benefitting from gas central heating and double glazing, this would be an excellent first time buy, downsizer or buy to let property. The accommodation comprises well maintained shared entrance and stairwell, hall with deep shelved storage cupboard, lounge with twin front windows, fitted kitchen/breakfastroom with appliances, generously proportioned double bedroom and a tiled shower room with two piece white suite and 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 communal landscaped grounds surrounding the property with a resident's car park offering unallocated parking.

Extras

All the fitted floor coverings, curtains, electric cooker, fridge/freezer and automatic washing machine are included within the sale price. The other items of furniture may be available by separate negotiation.

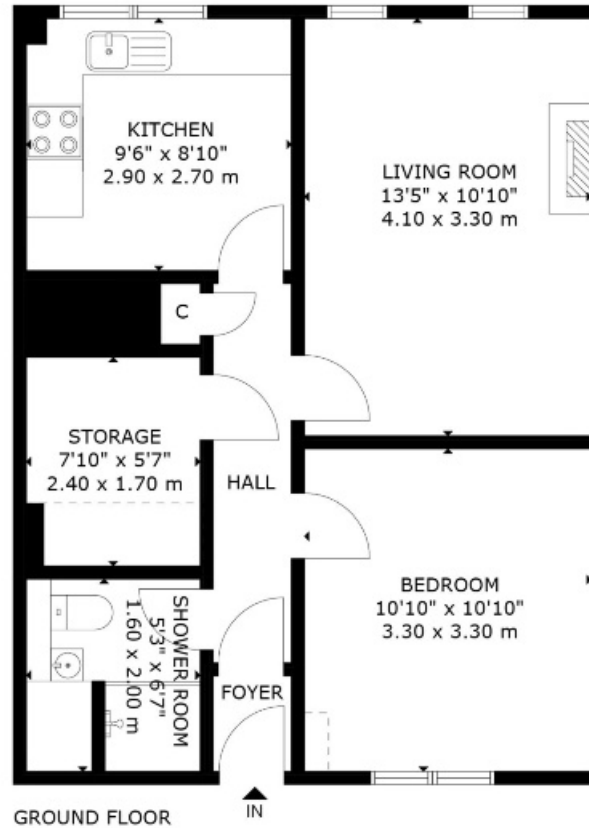
Home Report

The property has been valued by a surveyor at £130,000 and the Home Report is available to download via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

4A LADYWELL MUSSELBURGH, EH21 6LJ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 606 SQ FT / 56 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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