

# 29f Rothesay Place Musselburgh, EH21 7EX

OFFERS OVER £155,000



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- Generous top flat in central location
- Hall, spacious lounge
- Fitted kitchen
- Two generous double bedrooms
- Part tiled bathroom
- Private garden to rear. On street parking
- Solid fuel central heating. Double glazing. Residents parking
- EPC Band D, Council tax band B

### Description

This is a bright and spacious second (top) floor flat (61m sq) forming part of a 1950's block close to Lewisvale Park, good local shopping and Musselburgh Grammar School. In good decorative order throughout, the property benefits from solid fuel central heating and double glazed windows. The accommodation comprises, shared entrance and stair with external cupboard, hall with storage cupboard, front facing lounge with tiled fireplace and storage cupboard, rear facing fitted kitchen with appliances, two double bedrooms and a part tiled bathroom with three piece white suite including an electric shower, curtain and rail over the bath.





### 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 is a private garden located to the rear of the property and unrestricted on street parking is available to the front.

### Extras

All the fitted floor coverings, curtains, integrated gas cooker, fridge/freezer and automatic washing machine are included within the sale price

### Home Report

The property has been valued at £160,000 and the Home Report is available via the ESPC listing.

### Viewing

By appointment telephone Agents on 0131 665 3131





SECOND FLOOR

29F ROTHESAY PLACE, EH21 7EX  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 651 SQ FT / 61 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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