

15e Rothesay Place Musselburgh, EH21 7EX

OFFERS OVER £140,000



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- Generously proportioned top floor flat with views across Lewisvale Park
- Requiring complete modernisation and upgrading
- Hall, spacious lounge
- Kitchen
- Two generous double bedrooms
- Part tiled bathroom
- Gas central central heating. Double glazing
- EPC Band D, Council tax band B

Description

This is a bright and spacious second (top) floor flat (67m sq) forming part of a 1950's block close to Lewisvale Park, good local shopping and Musselburgh Grammar School. Now requiring complete modernisation throughout, the property benefits from gas central heating, double glazed windows and superb views across the park to the rear. The accommodation comprises, shared entrance and stair with external cupboard, L-shaped hall with two storage cupboards and front facing window, rear facing lounge with storage cupboard, front facing kitchen, two double bedrooms and a part tiled bathroom with three piece blue coloured suite.





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 well maintained communal garden located to the rear of the property, a private storage cupboard at ground level and unrestricted on street parking is available to the front.

Extras

The gas cooker is included within the sale price.

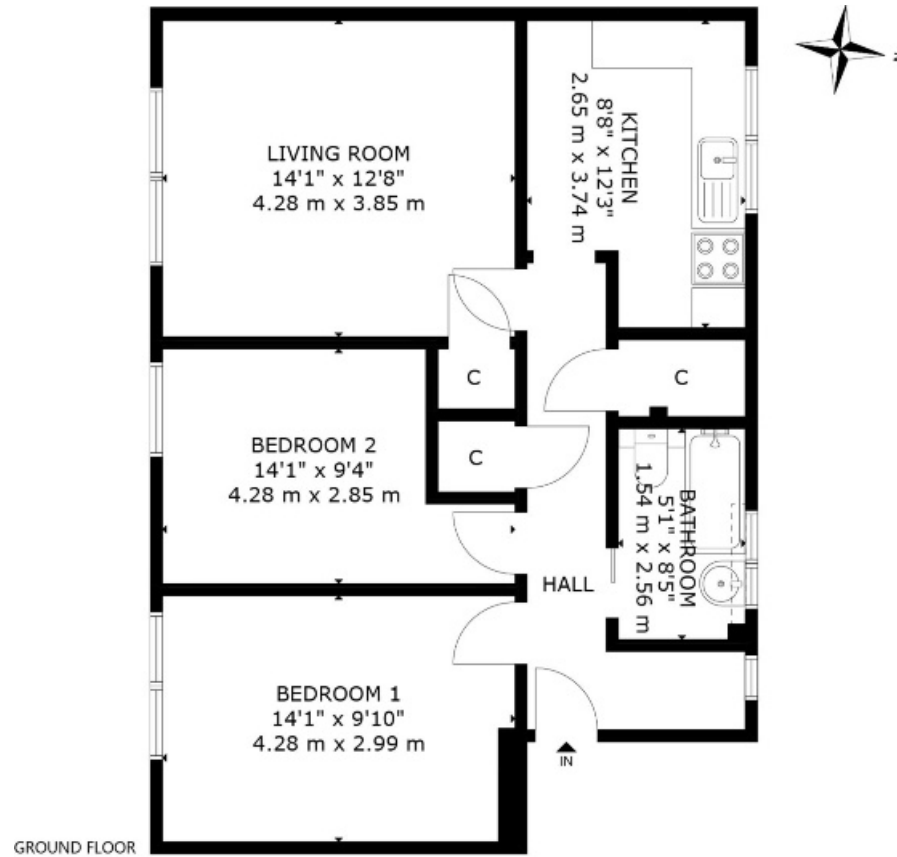
Home Report

The property has been valued at £145,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

15E ROTHESAY PLACE, MUSSELBURGH, EH21 7EX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 720 SQ FT / 67 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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