

**26 Goose Green Avenue
Musselburgh, EH21 7SN**

OFFERS OVER £205,000



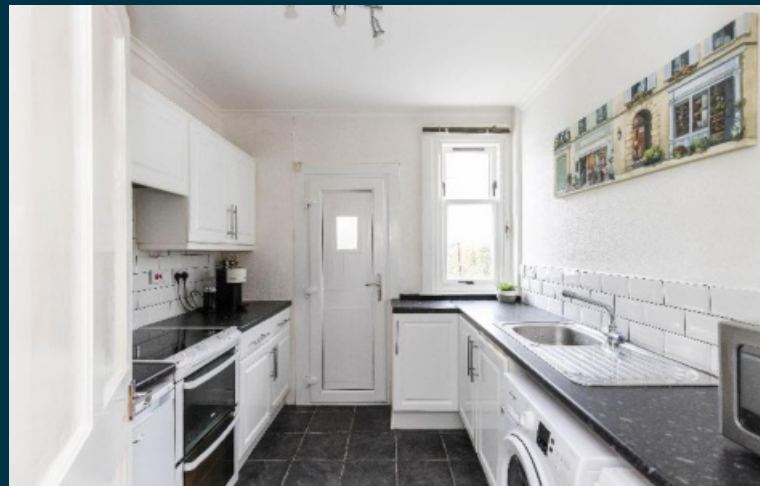
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- Generously proportioned mid terraced villa
- In excellent decorative order
- Lounge with electric fire, modern fitted kitchen
- Three good sized double bedrooms
- Stylish modern bathroom, Separate WC
- Electric storage heating and double glazing
- Private gardens to front and rear, on street parking
- EPC Band E, Council tax band C

Description

This is a well maintained, generously proportioned (91m sq) mid terraced villa offering generous and flexible family accommodation. The property benefits from electric storage heating and double glazing and comprises at ground floor level, an entrance vestibule, hall with storage, front facing lounge with electric fire within an attractive surround, modern fitted kitchen with appliances and door to garden and a rear facing double bedroom. Upstairs there are two good double bedrooms and a stylish modern bathroom with two piece white suite including an electric shower and screen over the bath and a separate WC.





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 front garden which has been pebbled for ease of maintenance and a large, enclosed rear garden which has a pebbled patio, lawn and wooden shed. There is ample unrestricted parking available to the front of the property.

Extras

All the fitted floor coverings, blinds, electric cooker, fridge, freezer, dishwasher, automatic washing machine and wooden shed are included within the sale price.

Home Report

The property has been valued at £210,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment via Agents telephone 0131 665 3131





26 GOOSE GREEN AVENUE, MUSSELBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 981 SQ FT / 91 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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