

**1 Whitehill Avenue
Musselburgh, EH21 6PF**

OFFERS OVER £235,000



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- Extended mid terraced chalet style villa in “move in” condition
- Hall, Living room, diningroom
- Modern fitted kitchen, downstairs bathroom/wetroom
- Three bedrooms
- Stylish, modern shower room
- Gas central heating and double glazing
- Well maintained gardens to front and rear. Residents car park to rear
- EPC Band D, Council tax band D

Description

This is a well proportioned, extended (92sq m) mid terraced chalet style villa located within this popular residential development close to the rail station and QMU. The property is in excellent decorative order and benefits from gas central heating via a combi boiler and double glazing throughout. The generous accommodation comprises at ground floor level, a welcoming entrance hall, spacious front facing livingroom with feature fireplace and sliding double doors the rear facing diningroom with patio doors to the garden, a modern fitted kitchen with integrated appliances and a stylish, fully tiled wetroom with three piece modern white suite including a “spa” bath and separate shower. Upstairs there are three good sized bedrooms, two with fitted storage and finally a modern part tiled shower room with two piece white suite and separate 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 is a front garden with paved ramp access, lawn and established borders with a variety of plants and shrubs. The larger rear garden has paved patio, lawn, wooden decking, shed and a gate leading to the rear residents car park.

Extras

All the fitted floor coverings, blinds, integrated halogen hob, eye level oven and grill, cooker hood, fridge/freezer, dishwasher and automatic washing machine, tumble dryer and shed are to be included within the sale price.

Home Report

The property has been valued by a surveyor at £240,000 and the Home Report can be downloaded via the ESPC website.

Viewing

By appointment telephone Agents on 0131 665 3131



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