

25 Wanless Court Musselburgh, EH21 7QU

OFFERS OVER £290,000



drummondmiller



- Well proportioned, modern mid terraced villa
- Entrance hall, WC, Livingroom
- Modern fitted kitchen/diningroom
- Three bedrooms, one en suite
- Modern family bathroom
- Gas central heating, double glazing
- Gardens to front & rear. Driveway
- EPC Band C, Council tax band E

Description

This is a modern, well proportioned (93m sq) mid terraced villa within this small sought after cul de sac with direct access to the High Street. The property is in good decorative order and benefits from gas central heating and double glazing throughout. Accommodation comprises reception hall, WC, front facing livingroom with feature fireplace, under stair storage cupboard and French doors to the modern fitted kitchen/diningroom with appliances and door to the garden. Upstairs is the master bedroom with mirror fronted fitted wardrobes and a fully tiled en suite shower room, a further front facing double bedroom with fitted wardrobes, a single bedroom with over stair storage cupboard and finally, a stylish modern, part tiled family bathroom.





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, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and 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 within the town 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, front garden with lawn and a monobloc driveway with space for two cars. There is a larger enclosed, rear garden which has been paved and pebbled for ease of maintenance with a wooden shed.

Extras

All the fitted floor coverings, curtains, integrated gas hob, oven, chimney style cooker hood, fridge/freezer, dishwasher, automatic washing machine and wooden shed are included within the sale price.

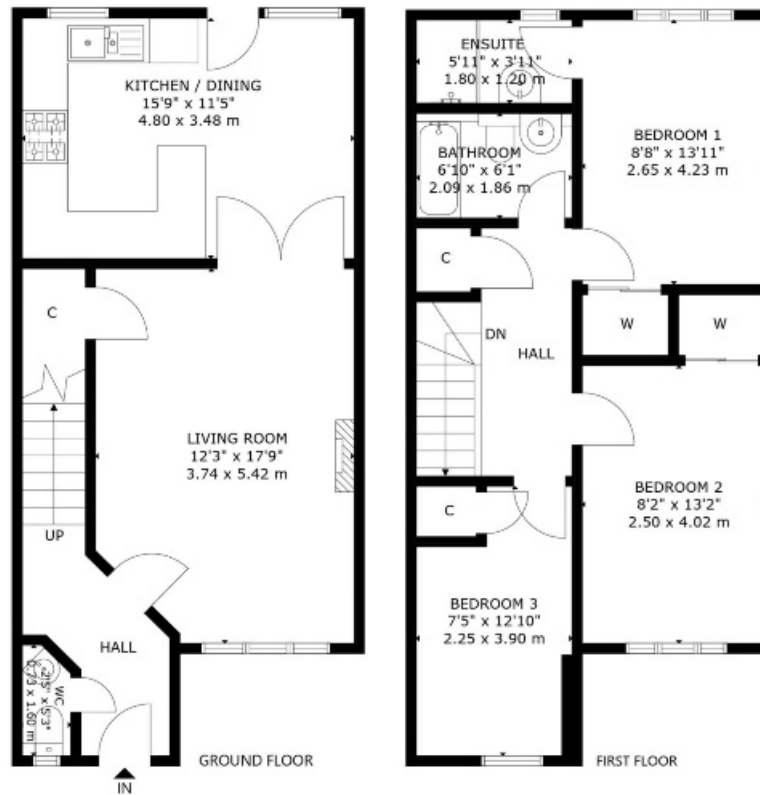
Home Report

The property is valued at 295,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





25 WANLESS COURT, MUSSELBURGH, EH21 7QU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,057 SQ FT / 98 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or
 email sales@dm-property.com
dm-property.com



drummondmiller