

34c Lochend Road North Musselburgh, EH21 6BG

OFFERS OVER £125,000



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- First floor flat in well maintained traditional tenement
- Entrance hall with storage
- Lounge/diningroom/kitchen with appliances
- Double bedroom with fitted wardrobes
- Part tiled showerroom
- Gas central heating, double glazing and entryphone
- Well maintained communal garden. Unrestricted on street parking
- EPC Band C, Council tax band B

Description

This is an attractive, well proportioned (41m sq) second floor flat, featuring a bright open outlook, within a well maintained traditional tenement which would be an ideal 1st time buy/buy to let. In good decorative order throughout, the property benefits from gas central heating, double glazing and secure entry phone system. The accommodation comprises entrance hall with storage cupboard containing the boiler and automatic washing machine, lounge/diningroom/modern fitted kitchen with appliances included, generously proportioned double bedroom with fitted wardrobes and a part tiled shower room with two piece white suite and shower compartment.





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 beautifully maintained shared drying green to the rear and ample on street parking.

Extras

All fitted floor coverings, gas cooker, fridge and washing machine are included within the sale price.

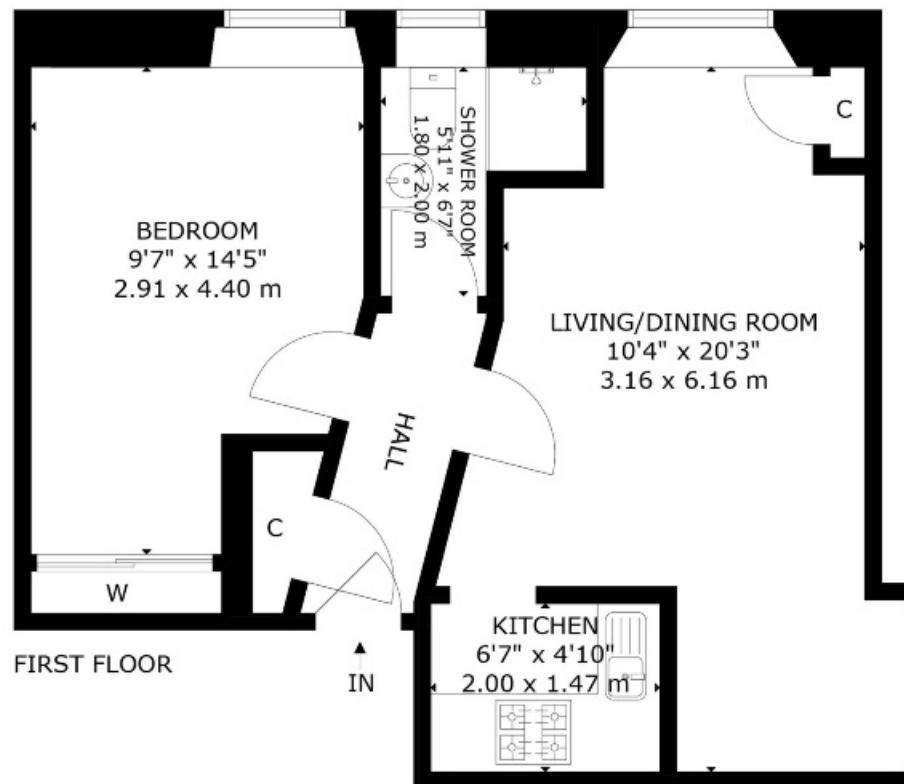
Home Report

The property has been valued at £130,000 and the Home Report is available via the ESPC link.

Viewing

By appointment via Agents telephone 0131 665 3131





34C LOCHEND ROAD NORTH MUSSELBURGH EH21 6BG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 464 SQ FT / 43 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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