

# 10 Albert Terrace Musselburgh, EH21 7LR

OFFERS OVER £520,000



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- Spacious end terraced Victorian villa (1900)
- Now requiring complete modernisation and upgrading
- Elegant sitting room and drawing room/bedroom with views to the racecourse
- Kitchen and diningroom
- Four bedrooms and study
- Wetroom & shower room and WC
- Electric storage heating
- Cellarage and enclosed front/rear gardens with garage
- EPC Band G, Council tax band F

### Description

This handsome B-Listed mid terraced property retains much of its original Victorian charm and is a spacious house (177 sqm) which will appeal to purchasers of all age groups seeking a comfortable home with the potential for contemporary improvements. The property has a traditional bay-windowed sitting room plus a versatile dining room with small kitchen and WC. At mezzanine level is the wetroom whilst the first floor has a drawing room/bedroom, further double bedroom and single bedroom. On the upper floor there are two further double bedrooms and a study/boxroom, shower room and storage cupboard.





### Location

Albert Terrace is a greatly admired symmetrical row of 13 stone properties within a short walk of the centre of Musselburgh. Linkfield Road runs alongside the race house and Old Links Golf Course. The historic seaside town of Musselburgh is located on the southern shore of the Firth of Forth only 8 miles from the centre of Edinburgh. It is a thriving and popular choice for purchasers of all age groups and commuters. There is a busy shopping centre, large Tesco supermarket, health facilities, good schools (private and state) and many recreational amenities including a swimming pool and golf course. Excellent bus services operate and there is a direct rail service into princes Street.

### Gardens and parking

Perfect for families, the property has a gated front garden and there is a fully enclosed rear garden featuring many herbaceous shrubs, trees and lawn. There is a paved parking bay to the rear of the garden which is accessed via the lane off Ashgrove. The extensive cellarge provides additional and invaluable storage space.

### Extras

The sale price includes the fitted floor coverings, curtains and all kitchen appliances.

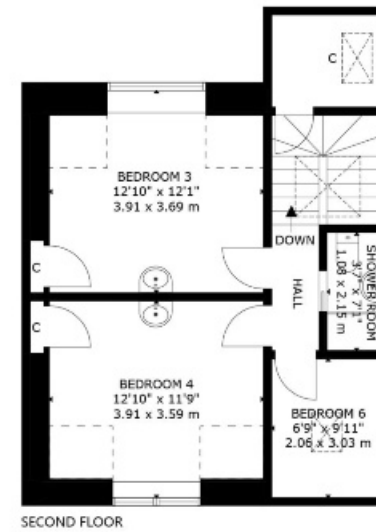
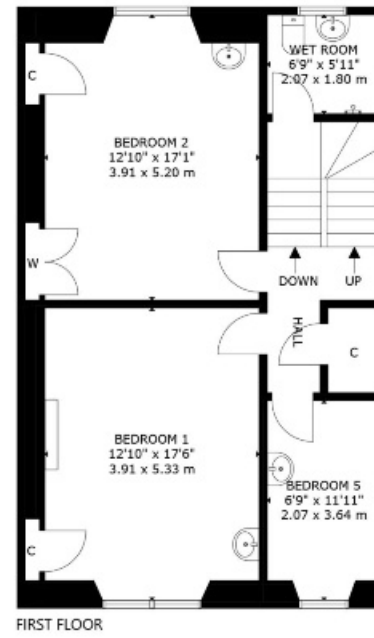
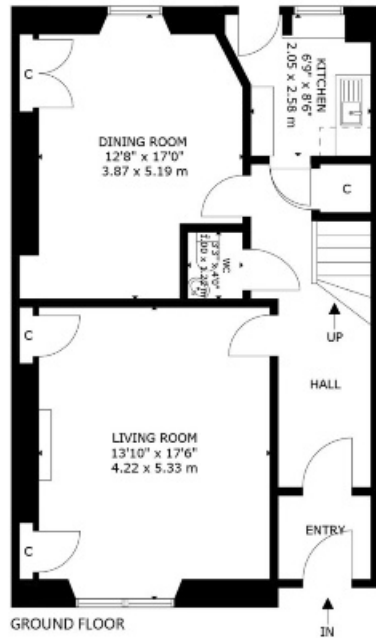
### Home Report

The property has been valued at £525,000 and the Home Report is available from the ESPC web site.

### Viewing

By appointment with the Agent 0131 665 3131.





10 ALBERT TERRACE, MUSSELBURGH, EH21 7LR  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,888 SQ FT / 175 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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