

# 15 Inveresk Road Musselburgh, EH21 6BJ

OFFERS OVER £125,000



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- Main door, ground floor flat within traditional tenement
- In good decorative order
- Living room
- Modern fitted kitchen with appliances
- Double bedroom, shower room
- Gas central heating, double glazing
- Communal Gardens to the rear. On street parking
- EPC Band D, Council tax band C

### Description

This is a rarely available main door, ground floor flat (44m sq) forming part of a traditional tenement in a central location close to the High Street and Tesco superstore. The property is in good decorative order and benefits from original cornicing, gas central heating and double glazing throughout. Accommodation comprises an entrance vestibule, reception hall with two storage cupboards, bright front facing livingroom with archway to the internal modern fitted kitchen with integrated gas hob, oven and hood, front facing double bedroom and an internal fully tiled shower room with modern two piece white suite and shower cabinet with mains powered 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, 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 large communal rear garden with shared drying area. There is unrestricted on street parking available to the front of the property with a resident's car park to the side.

### Extras

All the fitted floor coverings, blinds, gas hob, oven and cooker hood are included within the sale price.

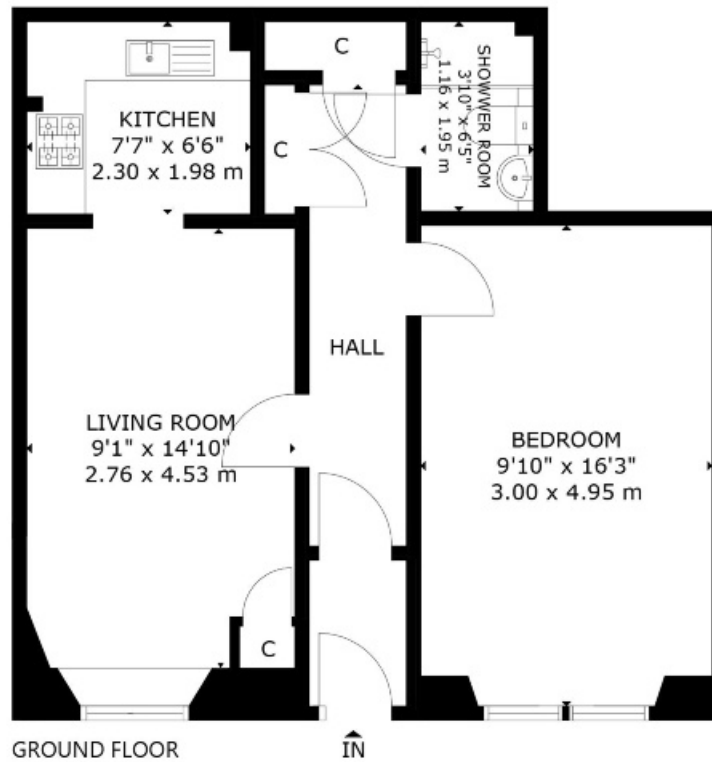
### Home Report

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

### Viewing

By appointment telephone Agents on 0131 665 3131





15 INVERESK RD, MUSSELBURGH, EH21 7BJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 489 SQ FT / 45 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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