



9B Ladywell, Musselburgh, EH21 6LJ

Description

Well-presented one-bedroom main door lower villa in the heart of Musselburgh and close to the seaside. It has gas central heating, double glazing and direct garden access.

The accommodation comprises:

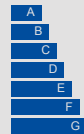
- Entrance hall with deep walk-in storage cupboard, which houses the central heating boiler and consumer unit
- Shower room fitted with a pedestal wash basin, WC and large shower enclosure with mains pressure shower
- Good sized double bedroom with built-in wardrobes
- Spacious living room with storage cupboard and sliding patio door to the rear garden
- Breakfasting kitchen with a range of base and wall mounted units, laminate worktops with inset stainless steel sink and appliances including gas cooker, washing machine and fridge



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Outside and Gardens

There is a private front garden designed for low maintenance. There is a private patio area to the rear and a shared rear garden between the four properties in the block. It has a clothes line and is mostly laid to lawn with shrubs surrounding.

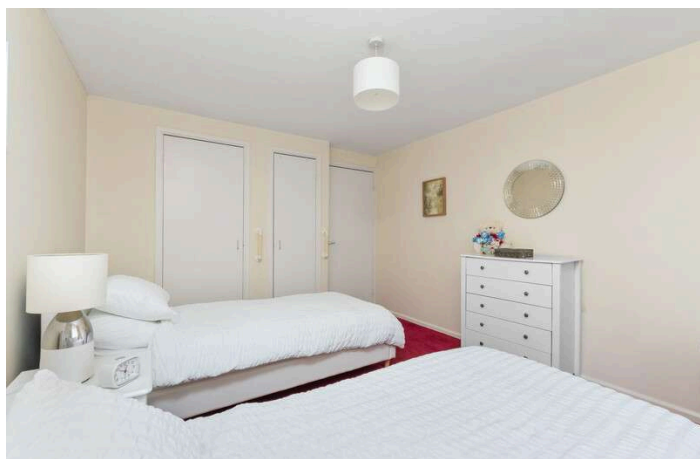
Location

Musselburgh is a thriving and historic East Lothian town within easy reach of Edinburgh City Centre and the scenic coastline of this part of the country. Situated on the banks of the River Esk, an array of leisure, retail, and dining choices are available for residents to enjoy including the famous Musselburgh Racecourse and 9-hole Musselburgh Links Golf Club. The town also has a popular leisure centre with a swimming pool and gym. Fort Kinnaird Retail Park just a ten-minute drive away and has an Odeon Cinema, well-known shopping outlets and restaurants. Supermarkets nearby include a Tesco, Aldi and Lidl. The town has primary and secondary schools, and it is an excellent location for Queen Margaret University. The City Bypass is nearby, making it a convenient spot for commuting and there is a regular bus service to the city centre. There is also a train station and services operate to Edinburgh Waverley and North Berwick.

Extras

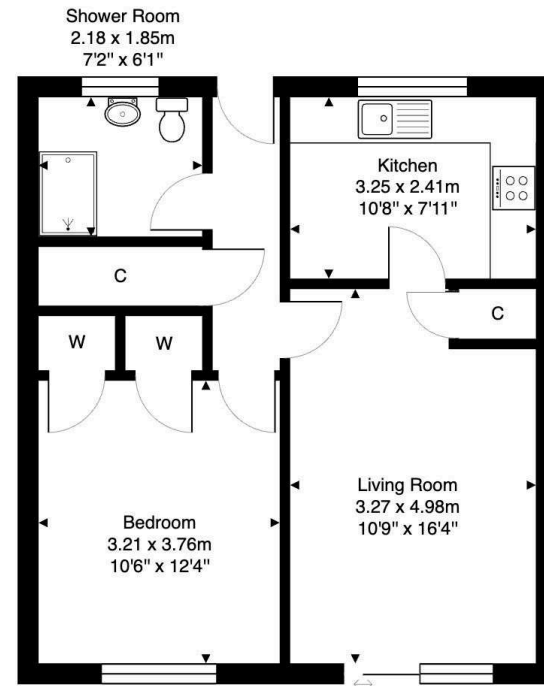
The fixed floor coverings, light fittings, blinds, curtains and kitchen appliances. Some furniture is available by separate negotiation.

Council tax - Band B

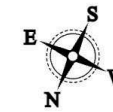




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Ground Floor



Total Area: 49.8 m² ... 536 ft²

All measurements are approximate and for display purposes only.

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035
E: property@dmdpartnership.co.uk
T: 0131 316 4666

www.dmdlaw.co.uk

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