

80 New Street Musselburgh, EH21 6JQ

OFFERS OVER £145,000



drummondmiller



- Main door, ground floor flat in excellent location
- Requiring upgrading and modernisation
- Spacious lounge, kitchen
- Two double bedrooms, one with storage
- Bathroom
- Double glazing. Gas central heating
- Shared garden. On street parking
- EPC Band D, Council tax band C

Description

This is a rarely available main door, ground floor flat (56m sq) on an excellent location close to North High Street and the beach. Now requiring upgrading and modernisation throughout, the property benefits from gas central heating and double glazed windows. The accommodation comprises an entrance vestibule, front facing lounge, rear facing kitchen with door to garden, front facing double bedroom with shelved wardrobes, a second rear facing double bedroom and an internal fully tiled bathroom with three piece white suite including a shower over the bath.





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 well maintained communal garden to the rear of the property and unrestricted on street parking is available to the front of the property.

Extras

All the fitted floor coverings, curtains and gas cooker are included within the sale price.

Home Report

The property has been valued at £150,000 and the Home Report is available via the ESPC listing

Viewing

By appointment telephone Agents on 0131 665 3131



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