

**76 New Street
Musselburgh, EH21 6JQ**

OFFERS OVER £430,000



drummondmiller



- Victorian, stone built semi detached villa in excellent location
- Requiring some upgrading and modernisation
- Spacious entrance hall, lounge, kitchen, dining hall
- Three double bedrooms, large workshop
- Shower room and separate WC
- Double glazing. Gas central heating
- Large enclosed gardens. On street parking
- EPC Band D, Council tax band E

Description

This is a rarely available Victorian stone built, semi detached villa (170m sq) in an excellent location close to North High Street and the beach. Now requiring some upgrading and modernisation throughout, the property benefits from gas central heating and double glazed windows. The accommodation comprises at ground floor level, an entrance vestibule with boiler cupboard, spacious and bright hallway with twin front windows, side window and staircase to upper floor, large rear facing lounge with gas fire, display plinth and plain cornice, large dual aspect double bedroom and finally a spacious workshop with Velux windows and door to the garden which could be converted to form accommodation subject to planning etc. Upstairs is a front facing dining hall, rear facing fitted kitchen with appliances, two double bedrooms, one with fitted wardrobes, a part tiled shower room and separate WC.





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

All the fitted floor coverings, curtains, blinds, integrated gas hob, double oven, chimney style cooker hood, automatic washing machine, fridge/freezer and greenhouse are included within the sale price. There is ample unrestricted on street parking to the front of the property.

Extras

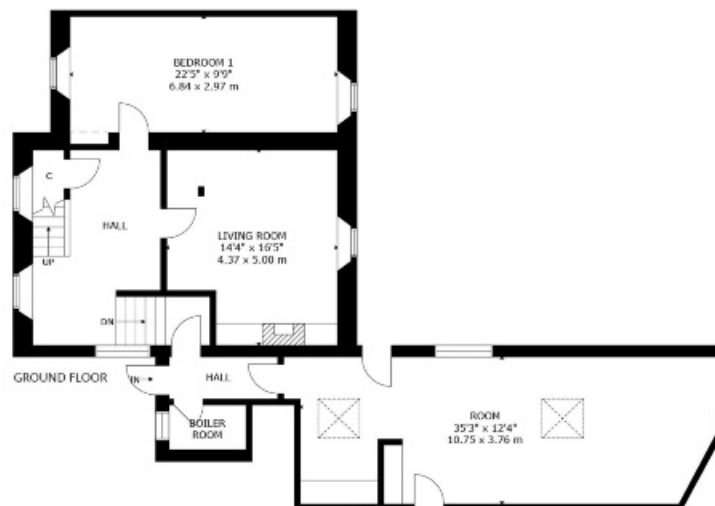
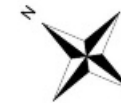
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Home Report

The property has been valued at £440,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131



76 NEW STREET, MUSSELBURGH, EH21 6JQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,954 SQ FT / 182 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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