

**56/1 Millhill
Musselburgh, EH21 7RW**

OFFERS OVER £135,000



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- Modern ground flat in central location
- In excellent decorative order
- Hall, livingroom
- Modern fitted kitchen with appliances
- Double bedroom with two wardrobes
- Part tiled bathroom
- Electric heating. Double glazing. Residents parking
- EPC Band D, Council tax band C

Description

This is a bright and spacious, modern ground floor flat (48m sq) forming part of a 1990's development close to the High Street. In excellent decorative order, the property benefits from electric heating and double glazed windows. The accommodation comprises, hall with two storage cupboards and entryphone handset, front facing livingroom, fitted kitchen with appliances, double bedroom with two fitted wardrobes and a part tiled bathroom with three piece white suite including an electric 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 are landscaped communal grounds to the rear of the building with residents parking.

Extras

All the fitted floor coverings, blinds, integrated electric hob, oven, cooker hood, fridge/freezer and automatic washing machine/tumble dryer are included within the sale price.

Home Report

The property has been valued at £140,000 and the Home Report is available via the ESPC listing.

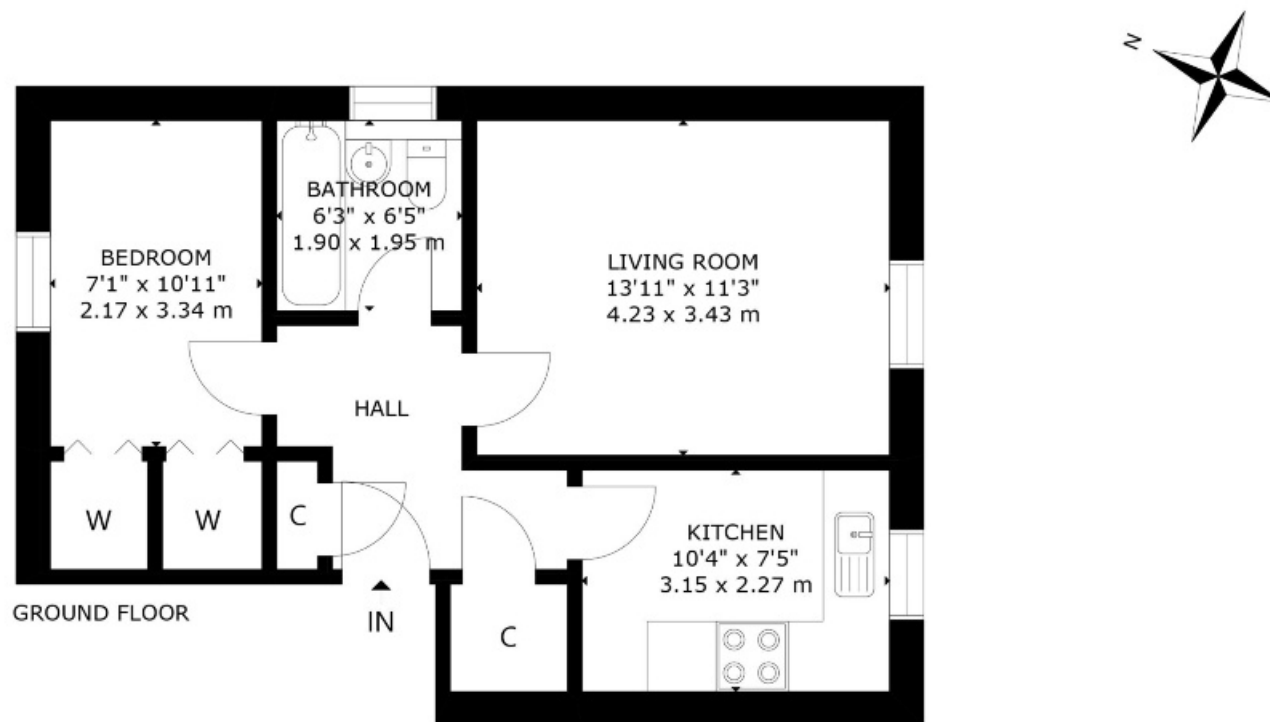
Factors

The property is factored by James Gibb with a monthly fee of £69 payable.

Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

56/1 MILLHILL, MUSSELBURGH, EH21 7RW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 486 SQ FT / 45 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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