

18 Park View Musselburgh, EH21 7HT

OFFERS OVER £305,000



drummondmiller



- Well proportioned, extended semi detached villa
- In excellent decorative order
- Hall, Livingroom
- Extended modern fitted kitchen/dining/familyroom with bi'fold doors
- Three bedrooms and family bathroom with shower
- Gas central heating, double glazing
- Gardens to front & rear. Integrated garage
- EPC Band C, Council tax band E

Description

This is a well proportioned (95m sq) cleverly extended semi detached villa within this popular residential area. The property is in excellent decorative order throughout and benefits from gas central heating and double glazing throughout. Accommodation comprises reception hall with storage, front facing livingroom with modern electric fire, extended modern fitted kitchen/dining/familyroom with appliances and Bi'fold doors to the garden. Upstairs there are two double bedrooms, a single bedroom, all with fitted storage and finally, a part tiled bathroom with three piece suite and walk in shower cabinet.





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 well maintained, front garden with a variety of plants and shrubs as well as a paved driveway which leads to the integrated single garage with up and over front door, power and light. There is a larger enclosed, sunny South facing rear garden with lawn, raised flower beds, paved patio and wooden shed.

Extras

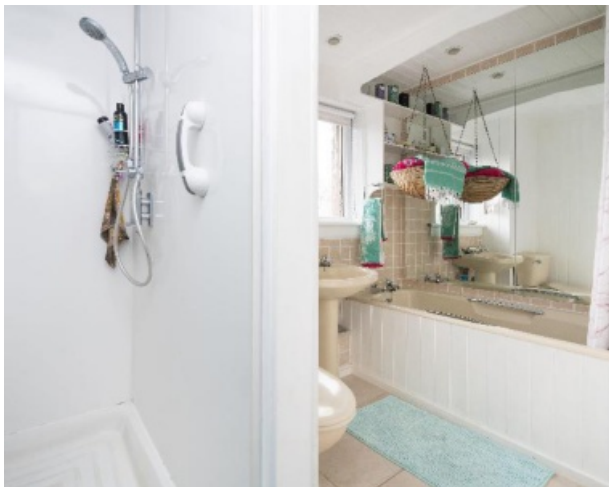
All the fitted floor coverings, curtains, blinds, electric cooker, cooker hood, fridge/freezer, dishwasher, automatic washing machine and wooden shed are included within the sale price.

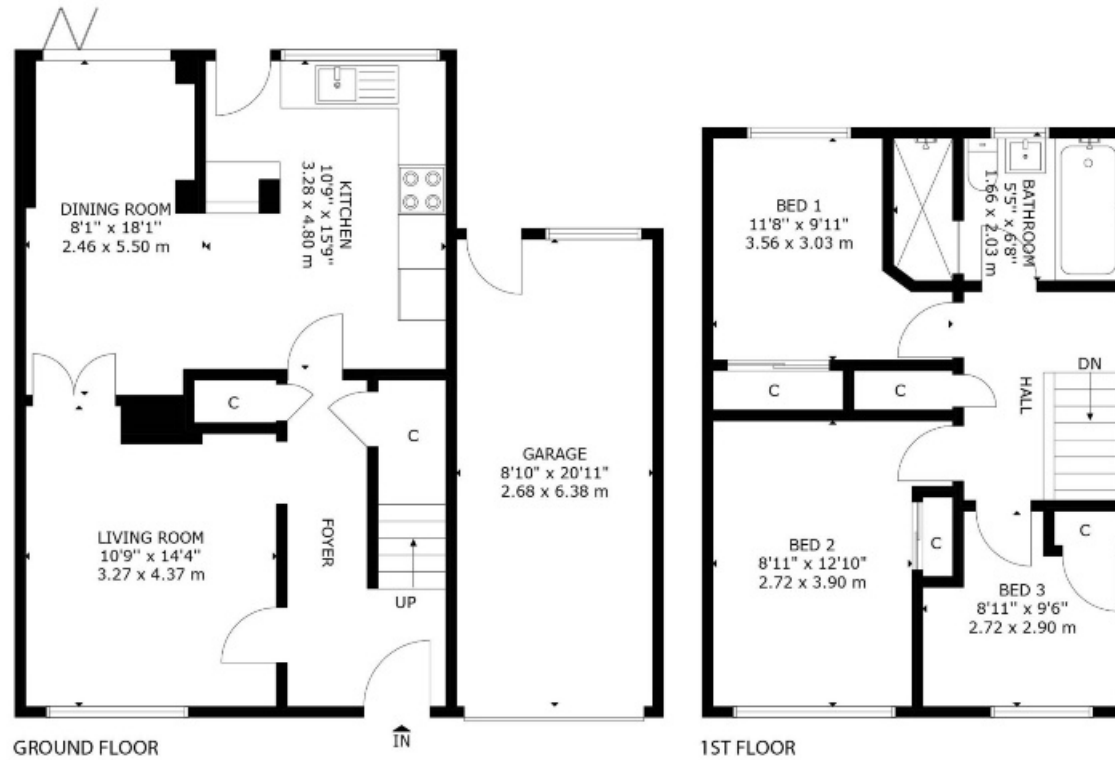
Home Report

The property is valued at £310,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





18 PARK VIEW MUSSELBURGH EH21 7HT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,012 SQ FT / 94 SQ M
 GARAGE 179 SQ FT / 17 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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