

# 43 Galt Terrace Musselburgh, EH21 8DX

OFFERS OVER £195,000



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- Extended end terraced villa with bright, open outlook
- In excellent decorative order
- Livingroom, modern fitted kitchen/breakfastroom
- Three good sized bedrooms
- Family Bathroom & WC
- Gas central heating, double glazing
- Private gardens to front, side and rear. On street parking
- EPC Band C, Council tax band C

### Description

This is a well proportioned, (72m sq) cleverly extended, end terraced villa offering generous and flexible family accommodation. In good decorative order throughout, the property benefits from gas central heating and double glazing and comprises an entrance hall, front facing livingroom with bright open outlook and modern electric fire, modern fitted kitchen/breakfastroom with appliances, a handy WC and a downstairs bedroom which is currently used as a home office. Upstairs there are two generous double bedrooms both with fitted wardrobes and finally, a stylish, fully tiled bathroom with three piece white suite including an electric shower and screen 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 walled front garden which has monobloc for ease of maintenance and a gate gives access to the large fully enclosed side and rear gardens which also have monobloc and pebbled chipped areas, a wooden shed and rotary dryer.

### Extras

All the fitted floor coverings, blinds, induction hob, double oven, cooker hood, dishwasher, automatic washing machine and wooden shed are included within the sale price.

### Home Report

The property has been valued at £200,000 and the Home Report can be downloaded via the ESPC link.

### Viewing

By appointment via Agents telephone 0131 665 3131





43 GALT TERRACE, MUSSELBURGH, EH21 8DX  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 875 SQ FT / 81 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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