

OFFERS OVER £190,000

13 Pinkie Terrace  
Musselburgh, EH21 7NB

drummondmiller  
Solicitors & Estate Agents





- Well proportioned, end terraced villa requiring modernisation
- Entrance vestibule, hall, Livingroom
- Fitted kitchen with appliances
- Three double bedrooms
- Modern fully tiled bathroom
- Gas central heating, double glazing
- Gardens to front & rear. On street parking
- EPC Band D, Council tax band C

### Description

This is a well proportioned (92m sq) traditional end terraced villa within a popular estate close to Pinkie St Peters School. The property requires some modernisation but benefits from gas central heating and double glazing throughout. Accommodation comprises an entrance vestibule with deep understair storage cupboard, hall, front facing livingroom with generous storage, rear facing modern fitted kitchen with appliances and breakfast bar, rear facing fully tiled bathroom with modern three piece white suite including a shower and screen over the bath and three generous upstairs double bedrooms, all with storage.







### 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, enclosed front garden which is fully coated and patterned concrete surface for ease of maintenance. The larger, enclosed rear garden has also been well maintained with patterned concrete patio and pebbled areas.

### Extras

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

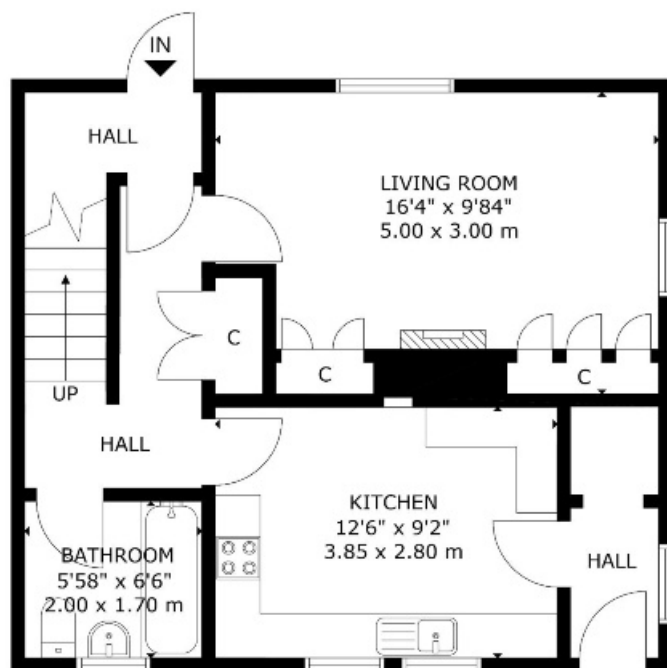
### Home Report

The property is valued at £195,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131





13 PINKIE TERRACE, MUSSELBURGH, EH21 7NB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 990 SQ FT / 92 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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