

OFFERS OVER £41,000

5c Market Street
Musselburgh, EH21 6PS

drummondmiller
Solicitors & Estate Agents



- ¼ share of a modern first floor flat in central location
- Now requiring some redecoration
- Hall, livingroom
- Fitted kitchen
- Two double bedrooms
- Part tiled shower room
- Electric heating. Double glazing. Residents parking
- EPC Band C, Council tax band D

Description

This is a bright and spacious, modern first floor flat (51m sq) forming part of a 1990's development close to the High Street. Now requiring some redecoration, 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, two double bedrooms and a part tiled shower room with two piece suite and shower cabinet with electric shower.





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 and dishwasher are included within the sale price.

Note

The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £255.63 is payable to the Association.

In addition to this there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

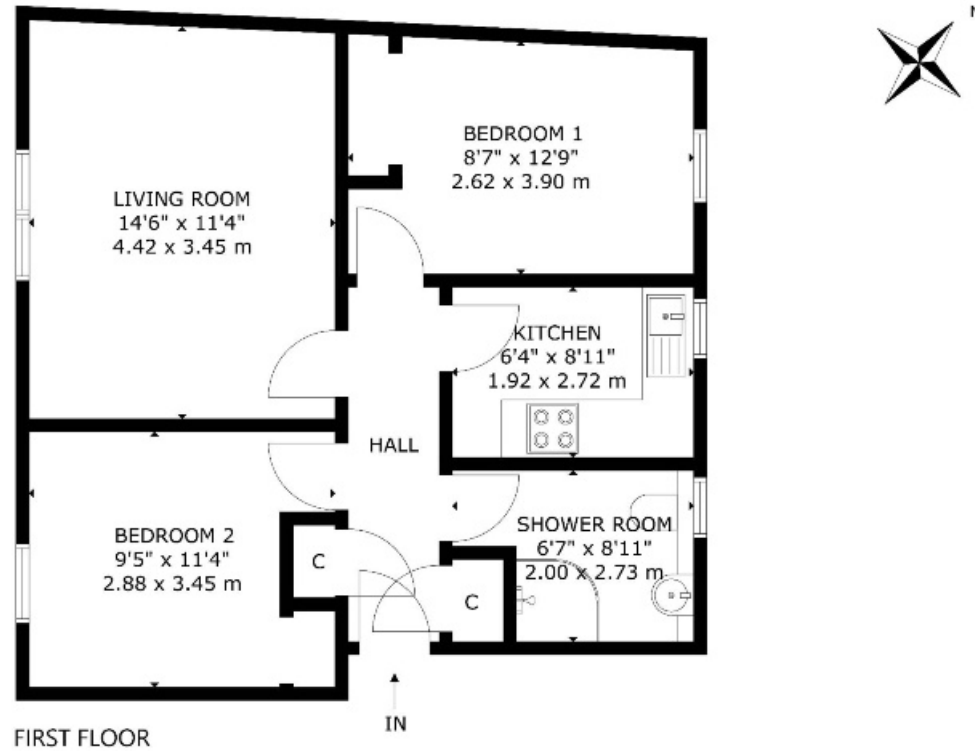
Home Report

The property has been valued as a whole at £175,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





5C MARKET STREET, MUSSELBURGH, EH21 6PS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 572 SQ FT / 53 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
 Solicitors & Estate Agents

Call us on **0131 229 3399** or
 email property@drummondmiller.co.uk
drummondmiller.co.uk



Local People. Local Offices.

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506	0131	0131	0141	0131
656 645	663 9568	229 3399	332 0086	665 3131

espc