

OFFERS OVER £195,000

112 Inveresk Road  
Musselburgh, EH21 7AY

drummondmiller  
Solicitors & Estate Agents





- Traditional, red sandstone fronted lower villa
- In immaculate decorative order
- Lounge with bay window
- Modern fitted kitchen with appliances
- Two bedrooms and bathroom
- Gas central heating, double glazing
- Private gardens to front & rear. Monobloc driveway
- EPC Band C, Council tax band C

### Description

This is a generously proportioned (59m sq) stone fronted lower villa, in a central location close to the High Street and Tesco superstore. The property has been fully modernised and is in immaculate decorative order and benefits from many original features including cornicing as well as gas central heating and double glazing throughout. Accommodation comprises an entrance vestibule with original mosaic tiled floor, L shaped reception hall with two deep storage cupboards, bright front facing lounge with bay window and feature fireplace with a wood burning stove, decorative cornice and ceiling rose, modern fitted kitchen with appliances and door to the rear garden, two bedrooms and a stylish part tiled shower room with modern two piece white suite and walk in glazed 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, 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 monobloc front garden which provides off street parking for a number of cars. There is a private rear garden which is laid to lawn with a small paved patio and shared drying area.

### Extras

All the fitted floor coverings, blinds, gas hob, oven, chimney style cooker hood, microwave, fridge/freezer and automatic washing machine are included within the sale price.

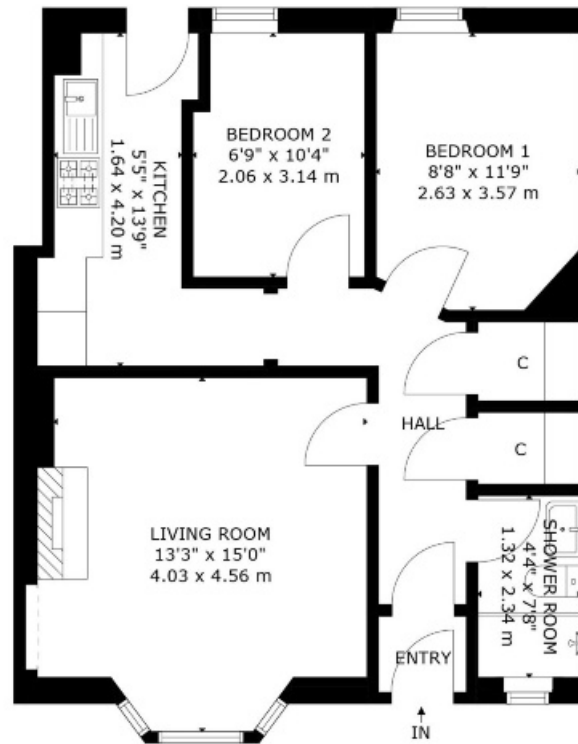
### Home Report

The property is valued at £200,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131





GROUND FLOOR

112 INVERESK ROAD, MUSSELBURGH, EH21 7AY  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 636 SQ FT / 59 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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