

OFFERS OVER £215,000

69 Pinkie Road  
Musselburgh, EH21 7NS

drummondmiller  
Solicitors & Estate Agents





- Well proportioned, mid terraced villa with open outlook
- Entrance vestibule, hall, Livingroom
- Fitted kitchen with appliances, rear hall
- Three double bedrooms
- Modern part tiled Shower room
- Gas central heating, double glazing and solar panels
- Gardens to front & rear. On street parking
- EPC band C, Council tax band C

### Description

This is a well proportioned (91m sq) traditional mid terraced villa with an open outlook over St Peter's Primary School playing fields. The property is in good decorative order and benefits from gas central heating, double glazing and solar panels. Accommodation comprises an entrance vestibule with deep understair storage cupboard, hall, front facing livingroom with gas fire, rear facing modern fitted kitchen with appliances and rear hall with storage cupboard, rear facing part tiled shower room with modern two piece white suite and shower cabinet. Upstairs there are three generous 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 & Parking

There is a well maintained, enclosed front garden which is monobloc for ease of maintenance. The larger, enclosed rear garden has also been well maintained with paved patio, lawn, a variety of established shrubs, trees and a wooden shed.

### Extras

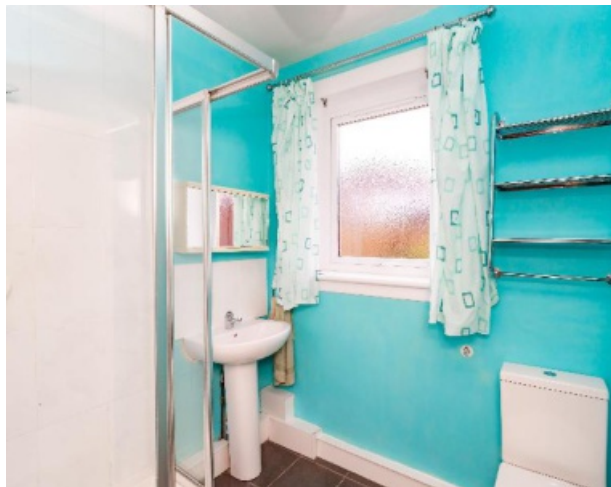
All the fitted floor coverings, blinds, curtains, integrated gas hob, chimney style cooker hood and automatic washing machine are included within the sale price.

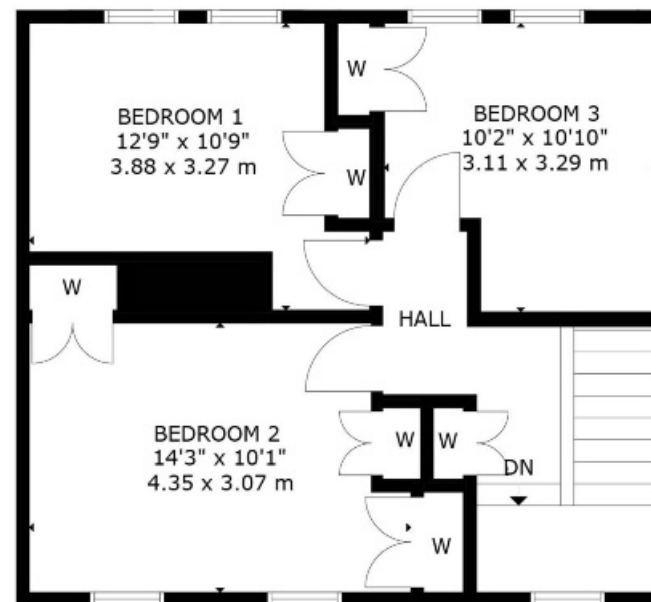
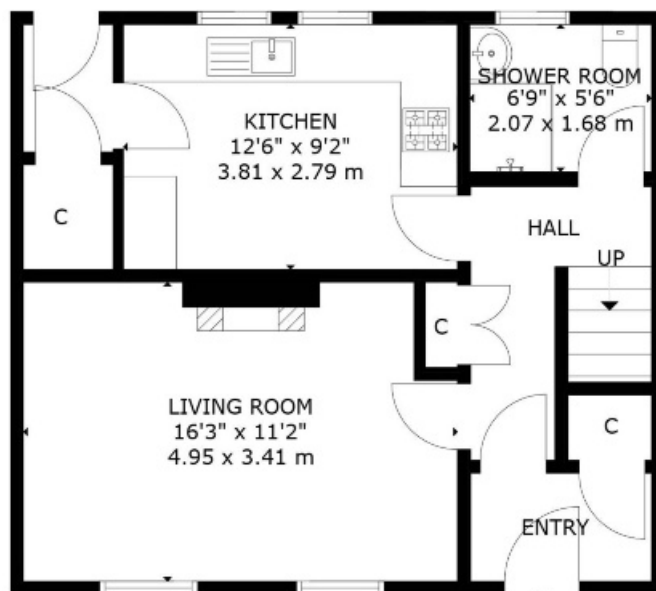
### Home Report

The property is valued at £220,000 and the Home Report is available via the ESPC link. The property has spray foam insulation and this may affect any lending required so it may be suited to cash buyers.

### Viewing

By appointment telephone Agents on 0131 665 3131





69 PINKIE ROAD, MUSSELBURGH, EH21 7NS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 989 SQ FT / 91 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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