

OFFERS OVER £230,000

10 Mucklets Court  
Musselburgh, EH21 6SP

drummond miller  
Solicitors & Estate Agents

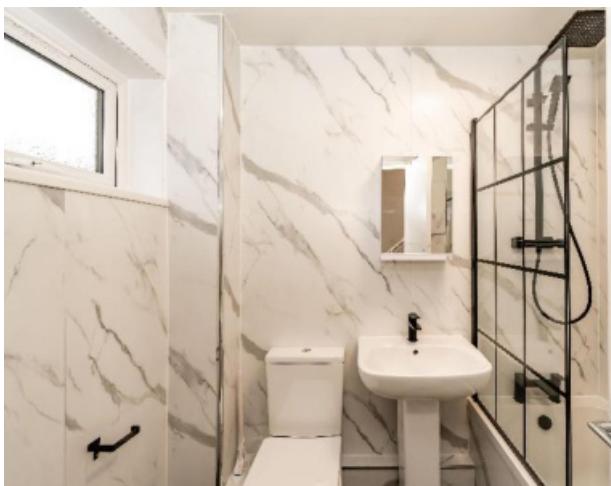


- Semi detached chalet style villa
- Hall, Livingroom
- Modern fitted kitchen/breakfastroom, utility room
- Two double bedrooms, both with storage
- Stylish modern bathroom
- Gas central heating and double glazing throughout
- Well maintained gardens to front and rear
- EPC Band D, Council tax band C

#### Description

This is a well proportioned (76sq m) semi detached chalet style villa located within this popular residential area close to QMU and Musselburgh railway station. The property has been fully modernised, is in immaculate decorative order and benefits from gas central heating and double glazing. The generous accommodation comprises at ground floor level, a welcoming entrance hall with good storage, spacious front facing sitting room with picture window, a modern fitted kitchen/breakfastroom with appliances, a handy utility room and a stylish bathroom with modern three piece white suite including a shower and screen over the bath. Upstairs there are two good sized double bedrooms, both with excellent 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, 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

The front garden has two flower beds at either side of the path and this leads around the house to the larger, enclosed rear garden which is paved with established shrubs and trees along with an external storage cupboard which houses the boiler. There is ample residents permit on street parking to the front of the property.

## Extras

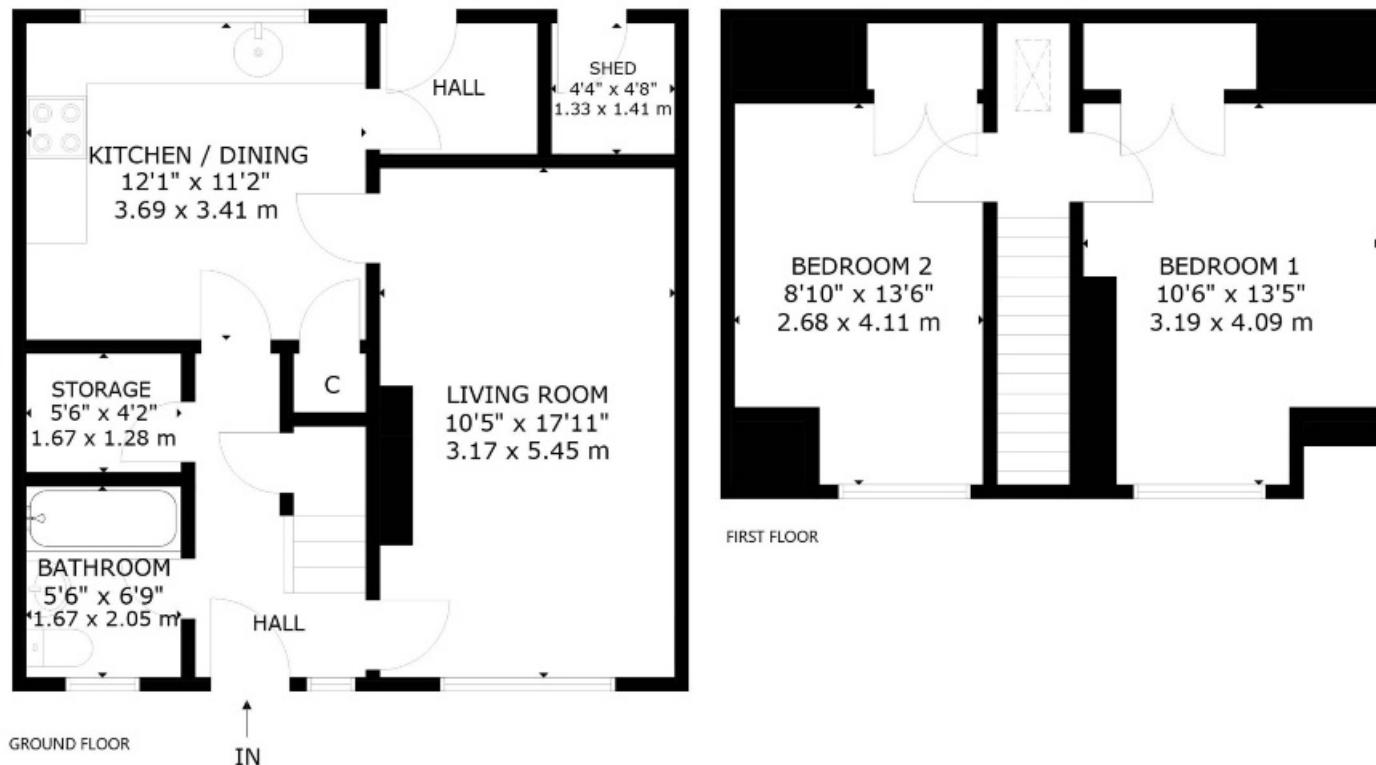
All the fitted floor coverings, curtains, electric cooker, chimney style cooker hood, fridge/freezer, automatic washing machine and all items of furniture are to be included within the sale price.

## Home Report

The property has been valued by a surveyor at £235,000 and the Home Report can be downloaded via the ESPC website.

## Viewing

By appointment telephone Agents on 0131 665 3131



10 MUCKLETS COURT, MUSSELBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 876 SQ FT / 81 SQ M

All measurements and fixtures including doors and windows are

approximate and should be independently verified.

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