

FIXED PRICE £170,000

3f Mansfield Place  
Musselburgh, EH21 7DN

drummondmiller  
Solicitors & Estate Agents



- Traditional top floor flat
- One of six in the block
- Hall with storage, livingroom
- Modern fitted kitchen with appliances
- Two double bedrooms and modern bathroom
- Gas central heating, double glazing
- Private garden to the rear. Unrestricted on street parking
- EPC Band D, Council tax band B

### Description

This is a generously proportioned (66m sq) second floor flat, one of six in a block, in a central location close to the High Street and Tesco superstore. The property is in excellent decorative order and benefits from gas central heating and double glazing throughout. Accommodation comprises well maintained shared entrance and stair, reception hall with storage, bright front facing lounge, modern fitted kitchen with integrated appliances, two generous double bedrooms and a modern fully panelled bathroom with three piece white suite including an electric shower and rail over the bath.





### 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 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 large, private enclosed garden to the rear of the property with lawn, paved patio and wooden shed. There is ample unrestricted on street parking.

### Extras

All the fitted floor coverings, curtains, blinds, electric hob, oven, cooker hood, fridge/freezer, automatic washing machine and wooden shed are included within the sale price.

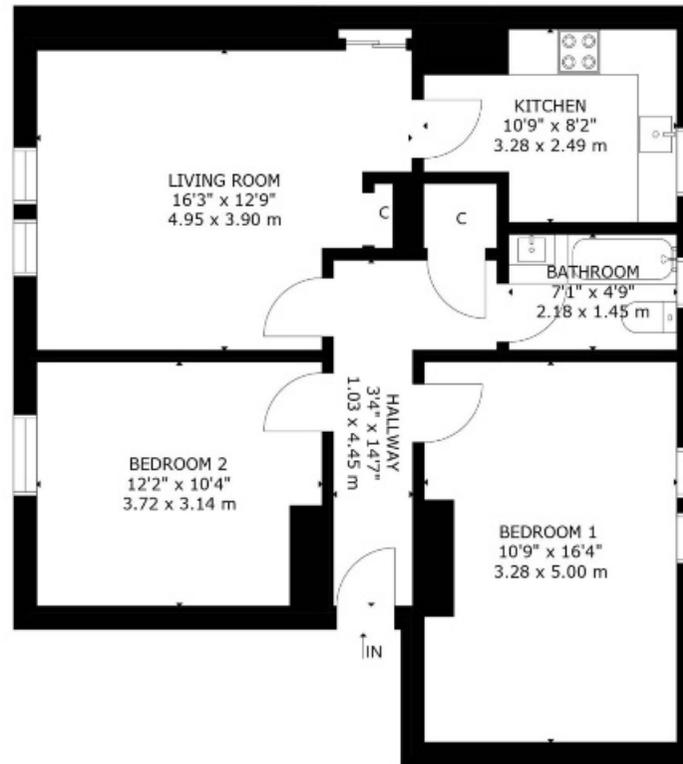
### Home Report

The property is valued at £185,000 and the Home Report is available via the ESPC link.

### Viewing

By appointment telephone Agents on 0131 665 3131





3F MANSFIELD PLACE, MUSSELBURGH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 669 SQ FT / 62 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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