

OFFERS OVER £180,000

48 Monktonhall Terrace
Musselburgh, EH21 6ES

drummondmiller
Solicitors & Estate Agents



- Bright, well proportioned, main door upper flat
- Now requiring some modernisation
- Hall, livingroom, fitted kitchen/diner
- Two double bedrooms
- Part tiled bathroom
- Electric heating and double glazing
- Private gardens to both side and rear. On street parking
- EPC Band D, Council tax band B

Description

This is a bright, well proportioned (75m sq) main door, upper flat forming part of a traditional 4 in a block within this popular residential area. The property now requires some modernisation but has many appealing features including lovely views, electric heating and double glazing. The accommodation comprises, an entrance vestibule and stair, hall, spacious front facing livingroom, modern fitted kitchen/diner with appliances, two generous double bedrooms and a rear facing part tiled bathroom with three piece white suite. There is a large attic which may be suitable for extension subject to local authority planning and approval.





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 & Parking

There is a garden to the front which has been well maintained with a lawn, established flower borders with a variety of plants shrubs and trees, a gate leads to the large rear garden which has paving to the side, communal bin storage area, large lawn, hedging, flower beds and borders with a variety of plants, shrubs, trees and two wooden sheds.

Extras

All the fitted floor coverings, curtains, blinds, electric cooker, fridge/freezer, automatic washing machine and two wooden sheds are to be included within the sale price.

Home Report

The property has been valued by a surveyor at £185,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131





48 MONKTONHALL TERRACE, MUSSELBURGH, EH21 6ES
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 862 SQ FT / 80 SQM

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

