

22c Newbigging Musselburgh, EH21 7AN

OFFERS OVER £155,000



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- Generous upper flat in central location
- One of four in a block
- Hall, spacious lounge, fitted kitchen
- Two generous double bedrooms
- Fully tiled bathroom
- Enclosed private garden to rear. On street parking
- Gas central heating. Double glazing
- EPC Band D, Council tax band B

Description

This is a bright and spacious upper flat (62m sq) forming part of a 1930's four in a block just off Musselburgh's High Street with good local shopping and schooling on the doorstep. In need of some redecoration, the property benefits from gas central heating and double glazed windows. The accommodation comprises, shared entrance and stair, hall with storage cupboard, front facing lounge with gas fire and storage cupboard, rear facing fitted kitchen with appliances, two double bedrooms and a fully tiled bathroom with three piece white suite including a shower attachment and screen 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, 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

There is a fully enclosed, private garden with paved patio, lawn and wooden shed located to the rear of the property and unrestricted on street parking is available to the front.

Extras

All the fitted floor coverings, curtains, gas cooker, fridge/freezer, dishwasher, automatic washing machine and wooden shed are included within the sale price.

Home Report

The property has been valued at £160,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





FIRST FLOOR

22C NEWBIGGING, MUSSELBURGH, EH21 7AN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 650 SQ FT / 60 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
dm-property.com



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