

# 98 West Holmes Gardens Musselburgh, EH21 6QJ

OFFERS OVER £295,000



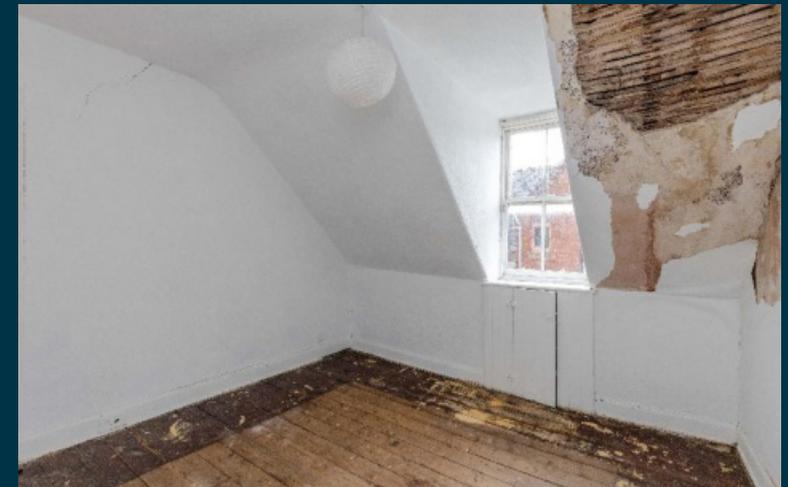
drummondmiller



- Red sandstone fronted mid terraced villa in quiet setting near riverside
- In need of complete modernisation and upgrading
- Livingroom, kitchen/diningroom, utility room
- Two double bedrooms and one single bedroom
- Mezzanine level bathroom
- Gas central heating
- Enclosed easily maintained rear garden
- EPC Band D, Council tax band E

### Description

Enjoying a tranquil setting near the riverside, this charming red sandstone villa is sure to appeal to discerning purchasers of all ages. It is a substantial mid terraced home (Circa 1910) and Listed Category C. Some improvements and remedial works will be required which have already been reflected in the valuation figure. The layout (92sqm) is versatile having a useful study/third bedroom upstairs and the option of using the elegant front-facing bay windowed sitting room as a bedroom. There is a kitchen/dining room positioned to rear leading to the compact utility room which could be used As a kitchen. Both double bedrooms and the bathroom are also positioned upstairs.





### Location

Part of a Conservation Area, West Holmes Gardens is a well-regarded and very peaceful street very close to the River Esk and only a short walk away from the centre of Musselburgh. This popular historic town offers all the many benefits of a seaside location including a small harbour and delightful walkways. There is a vibrant High Street, a large Tesco supermarket, library, theatre, sports centre/swimming pool and High School. Musselburgh is also surrounded by unspoiled countryside and allows ready access to fast main roads. Major retail parks are readily accessible and there are excellent connections to Edinburgh's City Centre (6 miles) by bus and train.

### Gardens and parking

There is a small private walled rear garden which is fully paved. Unrestricted on street parking is available.

### Extras

All the fitted floor coverings, blinds and gas cooker are included in the sale.

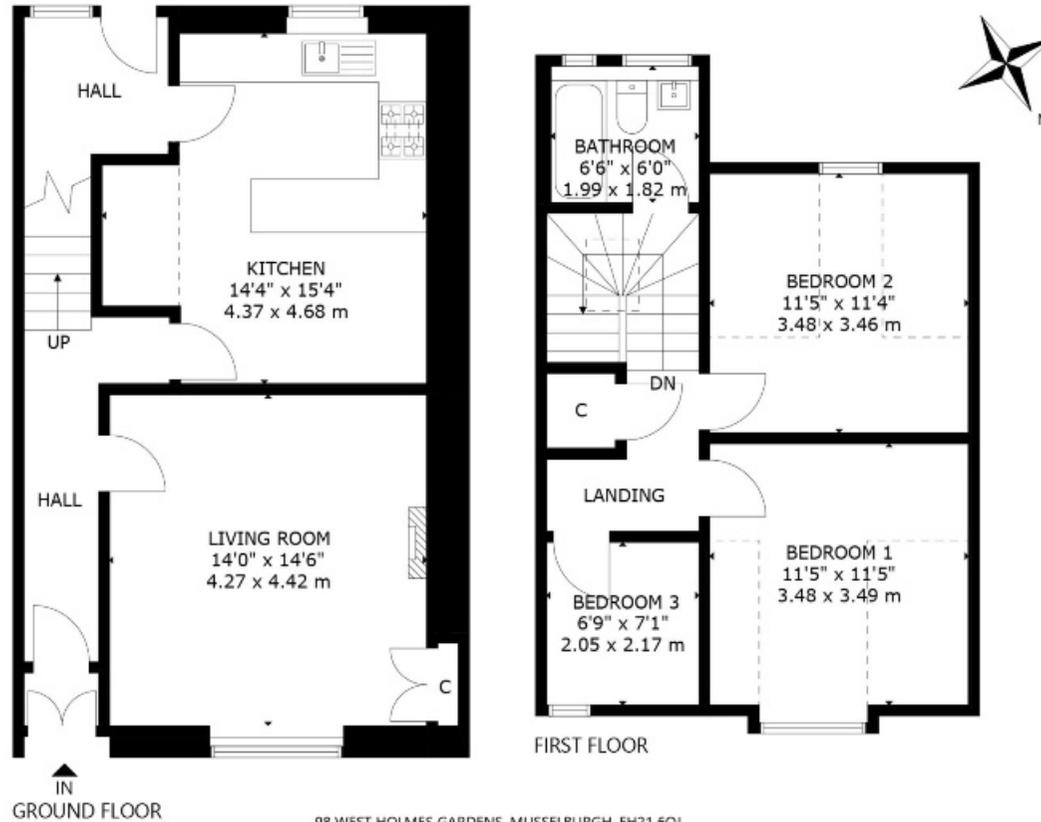
### Home Report

The property has been valued by surveyors at £300,000 and the Home Report is available via the ESPC web site.

### Viewing

To view telephone Agents 0131 665 3131 (or 075958 20611 outwith office hours).





98 WEST HOLMES GARDENS, MUSSELBURGH, EH21 6QJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,025 SQ FT / 96 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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