

1e Balcarres Place Musselburgh, EH21 7SA

OFFERS OVER £135,000



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- Second floor flat forming part of a traditional tenement
- In excellent decorative order
- Spacious lounge/modern fitted kitchen
- Generous double bedroom with storage
- Stylish modern bathroom
- Double glazing. Gas central heating
- Communal garden. On street parking
- EPC Band D, Council tax band B

Description

This is a bright and spacious second floor flat (51m sq) forming part of a traditional tenement close to Musselburgh Race course. In excellent decorative order throughout, the property benefits from gas central heating, double glazed windows and some original features. The accommodation comprises, hall with storage room, front facing lounge with modern fitted kitchen including integrated appliances, rear facing double bedroom with walk in shelved wardrobe and a stylish, modern fully panelled with three piece white suite including a shower 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 well maintained communal garden to the rear of the property and unrestricted on street parking is available to the front of the property.

Extras

All the fitted floor coverings, curtains, blinds, integrated electric hob, oven and fridge are included within the sale price.

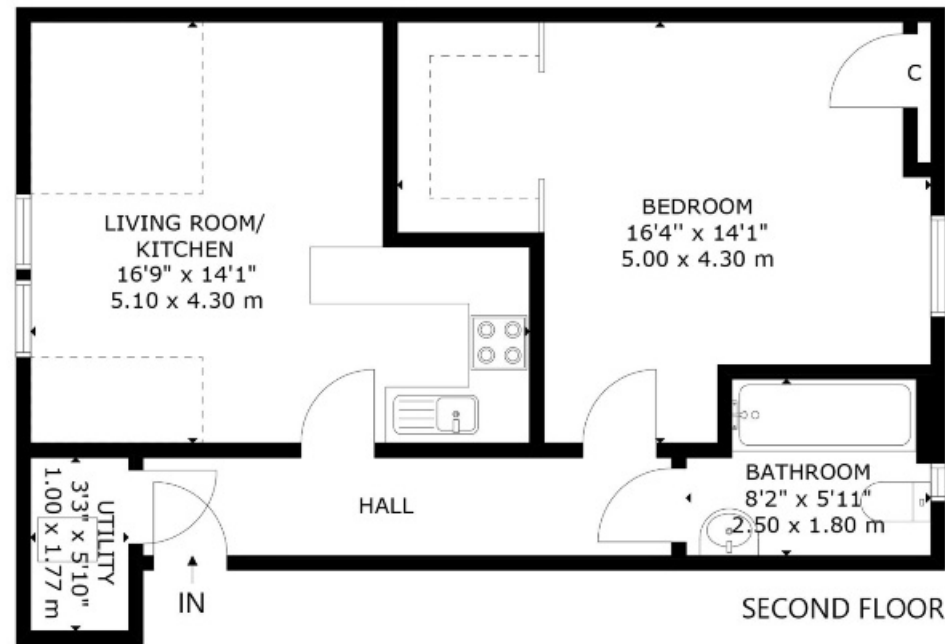
Home Report

The property has been valued at £140,000 and the Home Report is available via the ESPC listing.

Viewing

By appointment telephone Agents on 0131 665 3131





1E BALCARRES PLACE, MUSSELBURGH, EH21 7SA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 548 SQ FT / 51 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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